

# PROPOSED 2 STOREY SINGLE DWELLING

SHEET NUMBER	DRAWING NAME	SCALE
1	EXISTING SURVEY	1:200 @ A3
2	SITE PLAN	1:200 @ A3
3	SITE SETOUT PLAN	1:100 @ A2
4	GROUND FLOOR PLAN	1:100 @ A3
5	UPPER FLOOR PLAN	1:100 @ A3
6	ROOF PLAN	1:100 @ A3
7	ELEVATIONS 1-3	1:100 @ A3
8	ELEVATIONS 4-6	1:100, 1:50 @ A3
9	SECTION & DETAILS	1:50, 1:20 @ A2
10	SECTION	1:50 @ A3
11	STAIRS LAYOUT	1:50 @ A3
12	INTERNAL LAYOUTS 1	1:50 @ A3
13	INTERNAL LAYOUTS 2	1:50 @ A3
14	GF & UF ELECTRICAL PLAN	1:100 @ A3
15	GF & UF CEILING PLAN	1:100 @ A3
16	GF & UFSLAB/PLUMBING PLAN	1:100 @ A3
17	DOORS & WINDOW SCHEDULE	N.T.S.

79

SINGLE STOREY  
BRICK AND TILE RESIDENCE  
( WELL CLEAR )







577m<sup>2</sup>








78



SINGLE STOREY  
BRICK AND TILE RESIDENCE  
( WELL CLEAR )


577m<sup>2</sup>

SERVICE LEGEND

- POWER**
- CONSUMER POLE ○ CP
  - POWER POLE ○ PP
  - LIGHT POLE ○ LP
  - STAY POLE ○ SP
  - S. WIRE ANCHOR ○ SWA
  - U/G CABLE BOX 
  - CABLE M/H 
  - CABLE DOME 
- GAS**
- GAS MARKER  G
  - GAS METER  GM
  - GAS VALVE  GV

- SEWERAGE**
- SEWER MANHOLE 
  - INSPECT. SHAFT ○ IS
  - INSPECT. OPENING ○ IO
  - HOUSE CONNECTION HC
- TELSTRA**
- TELSTRA MARKER  T
  - TELSTRA PIT  TEL
  - TELSTRA M/H 
- DRAINAGE**
- SW MANHOLE DMH 
  - GRATE 
  - SIDE ENTRY PIT 

- WATER**
- STOP VALVE ○ SV
  - HYDRANT ○ HY
  - FLUSH POINT ○ FP
  - WATER TAP ○ TP
  - WATER MARKER  W
  - WATER METER  M

- SURVEY**
- PEG FOUND ○ PF
  - PEG DISTURBED ○ PD
  - PEG GONE PG
  - CONTROL POINT 
  - DATUM 



800

3 SINGLE STOREY  
BRICK AND TILE UNITS  
APPROX. FFL:10.75

736m<sup>2</sup>

89  
367.70m<sup>2</sup>

88

VACANT / SANDY / WEEDS / RUBBISH

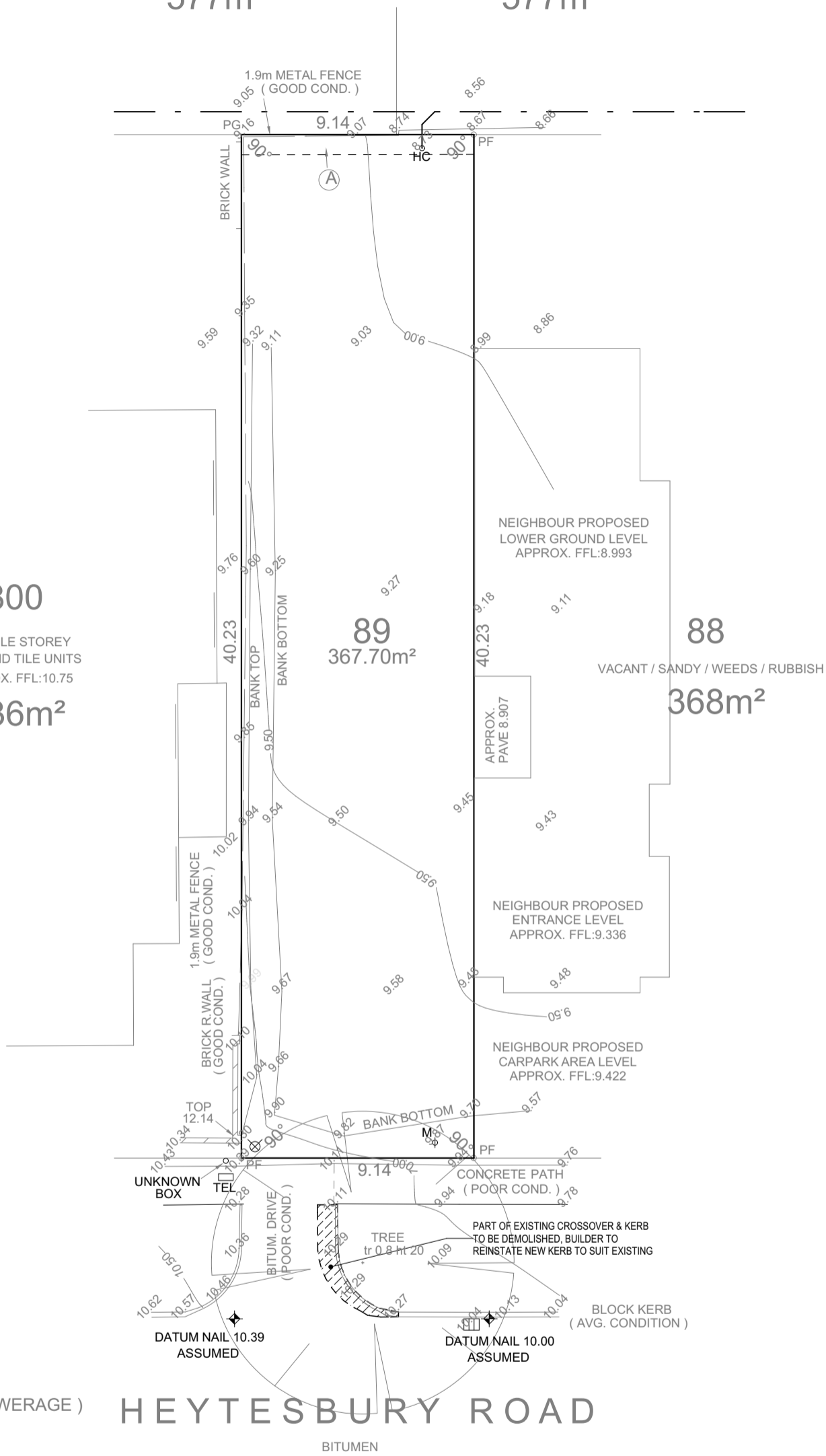
368m<sup>2</sup>

LOT RECORDS				
STATUS	LOCATED	AVAILABLE	NO SERVICE	CONFIRM
WATER	✓			
SEWERAGE	✓			
GAS				✓
TELSTRA	✓			
DRAINAGE				✓
POWER U/G	✓			
O/H				✓
AREA: NEW 07/2013				
COASTAL DISTANCE >1Km				
LOT: 89				
AREA: 368m <sup>2</sup>				
APPROX. AHD +7.75m				
SERVICES MARKED CONFIRM REQUIRE BUILDER / CLIENT TO CONFIRM POSITION & / OR AVAILABILITY ON SITE. APPROXIMATE AHD CONNECTION ONLY, HEIGHT RESTRICTIONS REQUIRE ACCURATE GEODETIC CONNECTION.				

SEWER CONNECTION POSITION APPROXIMATE ONLY	
SEWER INVERT LEVEL	7.54
SEWER BROUGHT UP	0.0
DEPTH TO CONNECTION	1.20

GROUND COVER	
SANDY / S.GRASS TREES / WEED	
RUBBISH / BUILDING RUBBLE	

NOTE : SERVICE EASEMENT (A) (SEWERAGE )  
SEE DP 69702



HEYTESBURY ROAD

BITUMEN

**NOTE:**  
CONC. PANEL & POST RETAINING WALL BY BUILDER TO ENGINEERS DETAILS.

**NOTE:**  
TERMITE MANAGEMENT SYSTEM REQUIRED IN ACCORDANCE w/- AS 3660.1

**NOTE:**  
REFER SHEET 3 FOR SITE SETOUT & SETBACK DIMENSIONS

**CONCRETOR/PLUMBER NOTE:**  
50mm STEP DOWN REQUIRED FOR HOBLESS SHOWER TO UPPER FLOOR

**STORMWATER CALCULATION**

No.	Soak Well Type
4.2 m3	2 SW 1500x1200
4.2 m3	Total Capacity
97.5 m2	Roof Area GF
35.3 m2	Paved Area
72.6 m2	Roof Area UF
205.4 m2	Total Area
2.6 m3	Capacity Required (Area x 0.0125)
1.7 m3	Extra Capacity Provided

**NOTE:**  
ALL DOWNPIPES CONNECTED TO SOAKWELLS WITH PVC STORMWATER PIPE

**PAVING / GRANO AREAS**

LOCATION	PAVING	GRANO
GARAGE	0.00 m <sup>2</sup>	18.46 m <sup>2</sup>
PORCH/VERANDAH	6.45 m <sup>2</sup>	0.00 m <sup>2</sup>
COURTYARD/DRYING COURT	16.76 m <sup>2</sup>	0.00 m <sup>2</sup>
DRIVEWAY/CROSSOVER	36.17 m <sup>2</sup>	0.00 m <sup>2</sup>
<b>TOTAL</b>	<b>59.38 m<sup>2</sup></b>	<b>18.46 m<sup>2</sup></b>



**LOT RECORDS**

STATUS	LOCATED	AVAILABLE	NO SERVICE	CONFIRM
WATER	✓			
SEWERAGE	✓			
GAS				✓
TELSTRA	✓			
DRAINAGE				✓
POWER U/G	✓			
	O/H			✓

AREA: NEW 07/2013  
COASTAL DISTANCE >1Km  
LOT: 89  
AREA: 368m<sup>2</sup>  
APPROX. AHD +7.75m

SERVICES MARKED CONFIRM REQUIRE BUILDER / CLIENT TO CONFIRM POSITION & / OR AVAILABILITY ON SITE. APPROXIMATE AHD CONNECTION ONLY. HEIGHT RESTRICTIONS REQUIRE ACCURATE GEODETIC CONNECTION.

SEWER CONNECTION POSITION APPROXIMATE ONLY

SEWER INVERT LEVEL	7.54
SEWER BROUGHT UP	0.0
DEPTH TO CONNECTION	1.20

**GROUND COVER**  
SANDY / S.GRASS TREES / WEED  
RUBBISH / BUILDING RUBBLE

NOTE : SERVICE EASEMENT (A) (SEWERAGE) SEE DP 69702

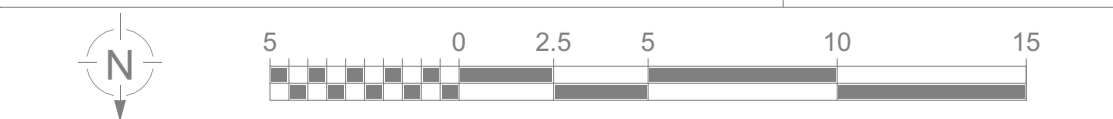
TITLE : FEATURE SURVEY

CLIENT :  
BUILDER : IN-VOGUE

SURVEYED : 14.04.14  
MAP REF : 371 E 3

LOT :  
SUBURB : SUBIACO  
AUTHORITY : CITY OF SUBIACO

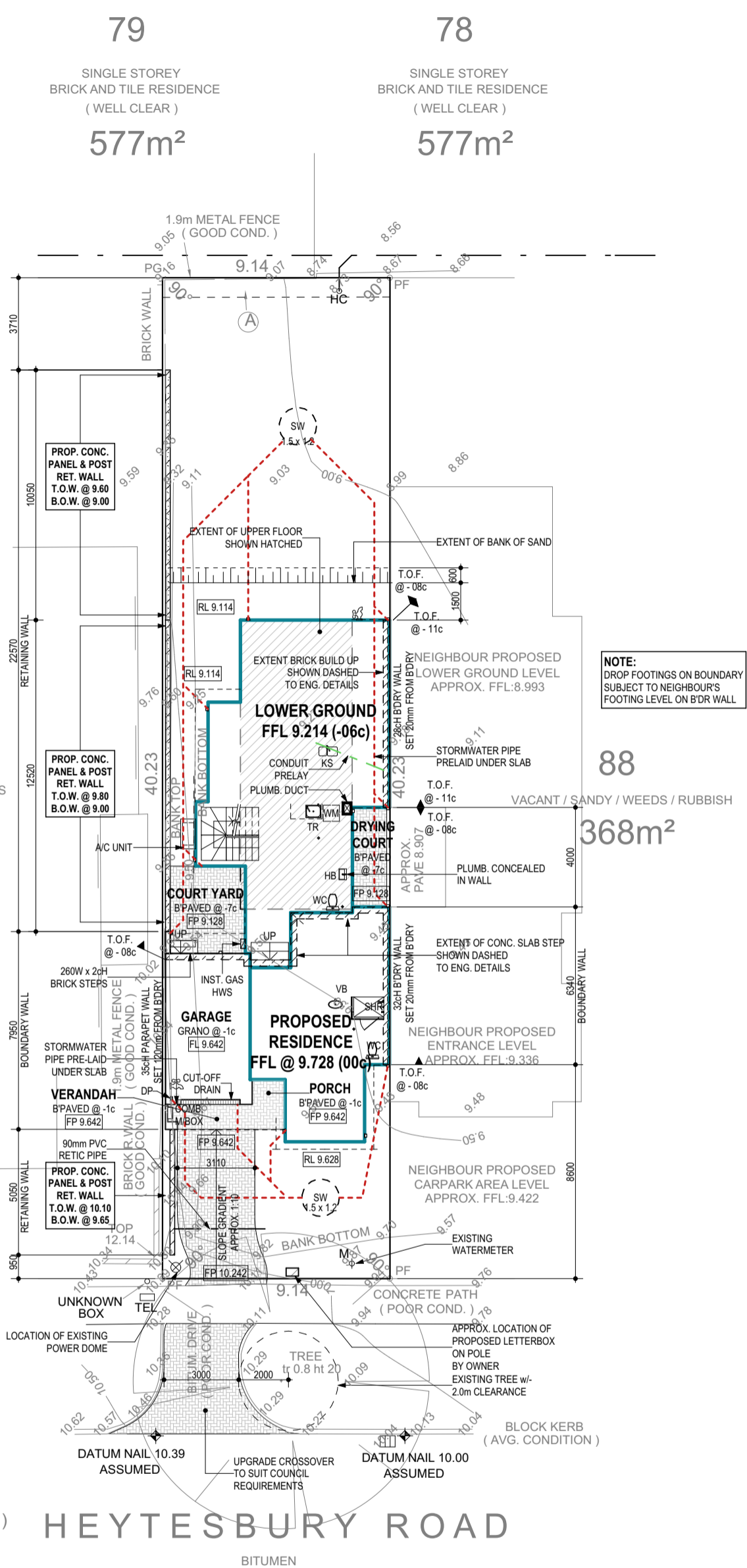
DP : 69702  
C/T : 2818/840



**LINKS** Surveying  
P.O. Box 118 Willetton WA 6955  
Web: www.surveylink.com.au  
Email: links@surveylink.com.au  
Ph. (08) 9354 8511 Fax. (08) 9354 8522

**NOTE**  
This PLAN is current at the Date of Survey, NOT FOR CONSTRUCTION purposes without site corroboration. The cadastral boundary POSITION is APPROXIMATE & requires survey confirmation - Check Landgate Plan & Certificate of Title for Encumbrances including Easements, Caveats, Covenants etc. All SERVICES require verification from the relevant AUTHORITY - suggest contacting "Dial Before You Dig" for underground services & a site inspection.

BUILDER REF No 28544  
SCALE @ A3 1: 200  
DWG No 25788001  
REV A



**SERVICE LEGEND**

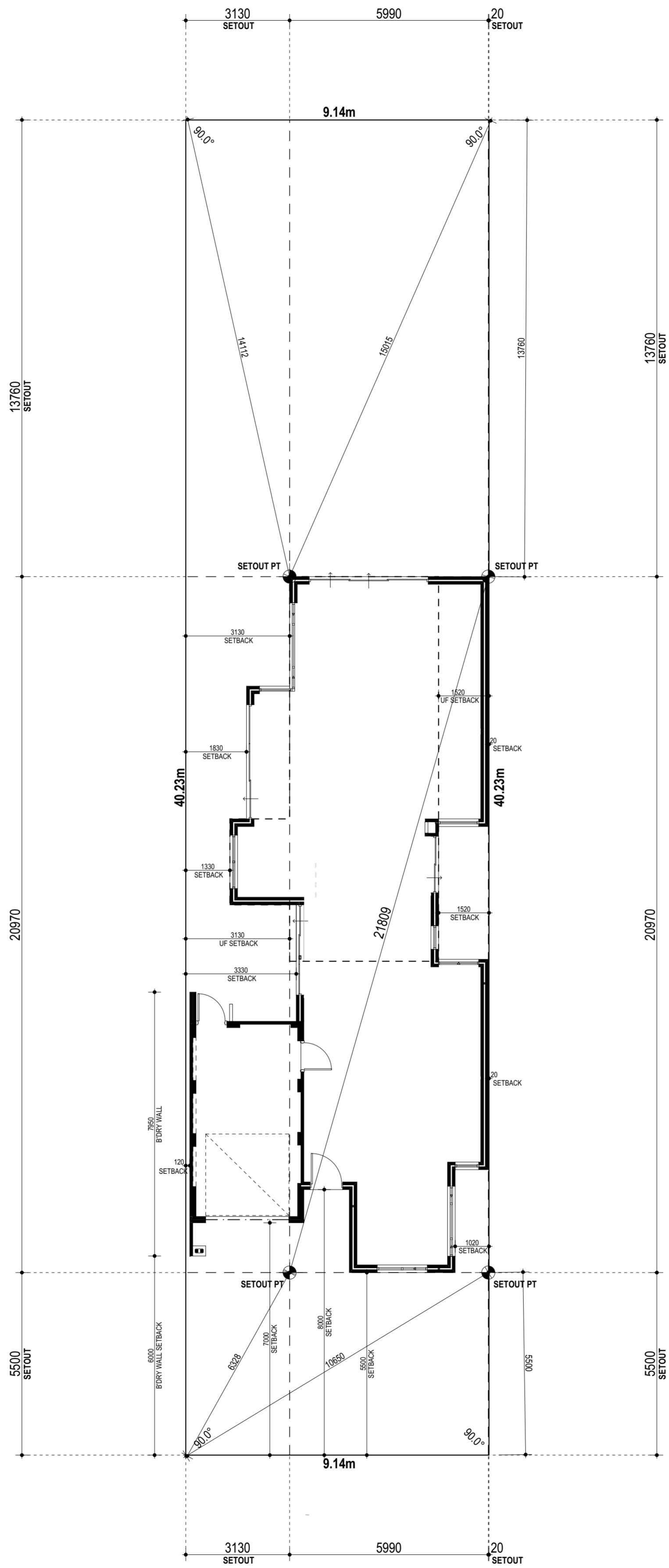
- POWER**
- CONSUMER POLE ○ CP
  - POWER POLE ○ PP
  - LIGHT POLE ○ LP
  - STAY POLE ○ SP
  - S. WIRE ANCHOR ○ SWA
  - U/G CABLE BOX [Symbol]
  - CABLE M/H [Symbol]
  - CABLE DOME [Symbol]
- GAS**
- GAS MARKER [Symbol] G
  - GAS METER [Symbol] GM
  - GAS VALVE [Symbol] GV

- SEWERAGE**
- SEWER MANHOLE [Symbol]
  - INSPECT. SHAFT ○ IS
  - INSPECT. OPENING ○ IO
  - HOUSE CONNECTION HC
- TELSTRA**
- TELSTRA MARKER [Symbol] T
  - TELSTRA PIT [Symbol] TEL
  - TELSTRA M/H [Symbol]
- DRAINAGE**
- SW MANHOLE DMH [Symbol]
  - GRATE [Symbol]
  - SIDE ENTRY PIT [Symbol]

- WATER**
- STOP VALVE ○ SV
  - HYDRANT ○ HY
  - FLUSH POINT ○ FP
  - WATER TAP [Symbol] TP
  - WATER MARKER [Symbol] W
  - WATER METER [Symbol] M
- SURVEY**
- PEG FOUND ○ PF
  - PEG DISTURBED ○ PD
  - PEG GONE ○ PG
  - CONTROL POINT [Symbol]
  - DATUM [Symbol]

HEYTESBURY ROAD

BITUMEN



HEYTESBURY ROAD

**C.L. @ 31c THRU'OUT GROUND FLOOR**  
**C.L. @ 27c THRU'OUT LOWER GROUND FLOOR**  
**C.L. @ 62c +PL (31c) THRU'OUT UPPER FLOOR**  
 ALL UNLESS OTHERWISE NOTED

**4c (343mm) FLOORTECH FLOORING SYSTEM THRU'OUT U.N.O.**

**NOTES:**  
 TERMITE MANAGEMENT SYSTEM REQUIRED IN ACCORDANCE w/- AS 3660.1  
 ALL GLAZING TO COMPLY w/- AS 1288 & AS 2047  
 ALL SMOKE ALARM ARE TO BE INTERCONNECTED IN ACCORDANCE w/- BCA 3.7.2.2  
 ALL WET AREAS ARE TO BE WATERPROOFED IN ACCORDANCE w/- AS 3740 & BCA 3.8.1.2  
 STAIR TREADS AND LANDINGS TO HAVE A SURFACE & A NOSING STRIP w/- A SLIP-RESISTANCE CLASSIFICATION NOT LESS THAN THAT IN BCA TABLE 3.9.1.1

**NOTE:**  
 ALL EXTERNAL WINDOWS & DOORS TO BE FITTED WITH WEATHER SEALS TO COMPLY w/- BCA PART 3.12.3.3

**NOTE:**  
 ENERGY PERFORMANCE FILM TO BE APPLIED BY OWNER AFTER HANDOVER AS PER ENERGY REPORT

**GLAZING REQUIREMENTS**  
 'STEGBAR' OR SIMILAR 3mm CLEAR GLAZING w/- Uw 6.2 & SHGCw 0.74 TO WINDOWS U.N.O.  
 OWNER TO PROVIDE LOW-E WINDOW FILM TO MATCH Uw 4.9 & SHGCw 0.6 AFTER HANDOVER

**PAINT FINISH RENDER TO FRONT ELEVATION ONLY**

**290w X 162h x 90 BLOCKS TO EXTERNAL LEAF LAID IN THIRD STRETCHER BOND**

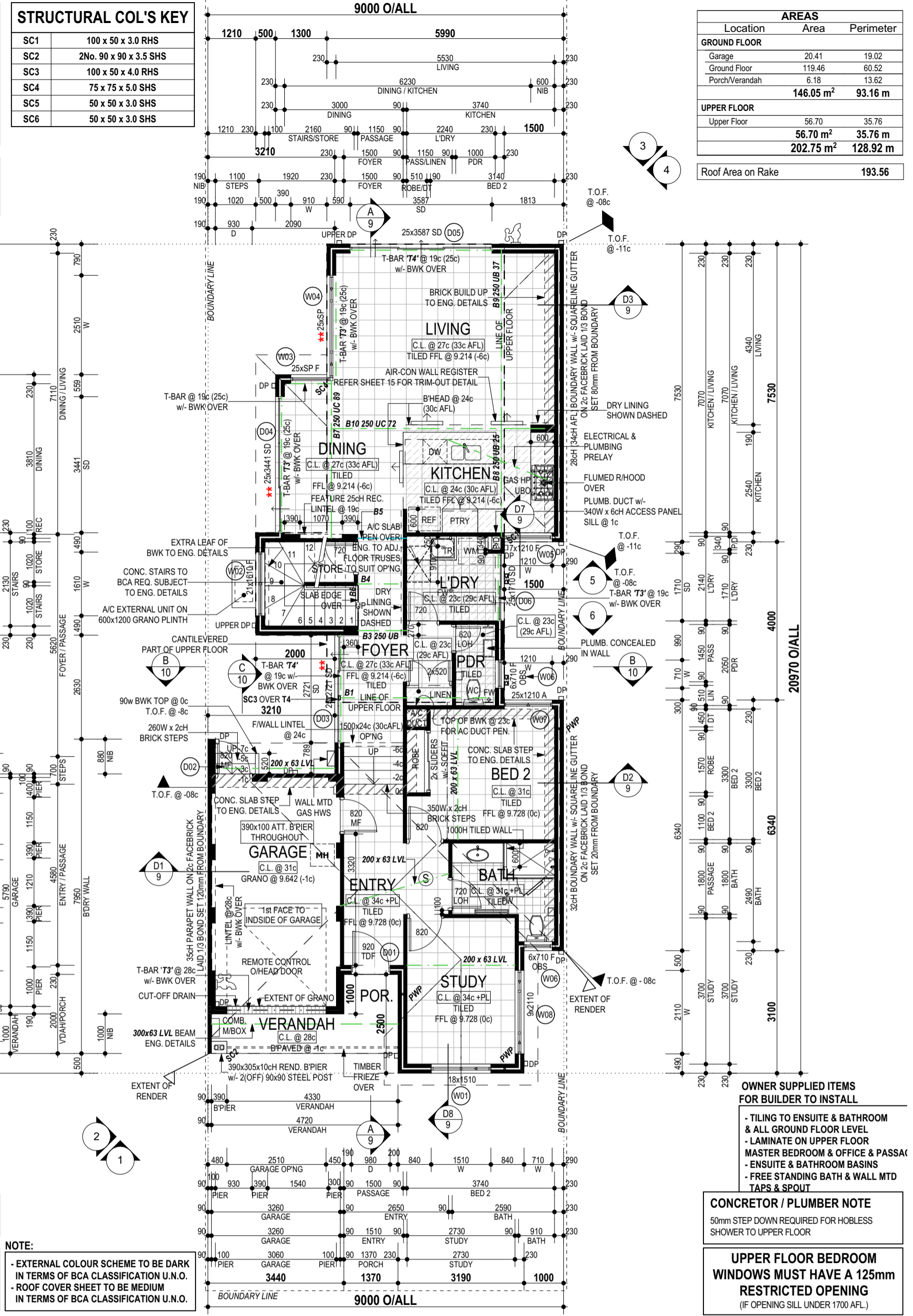
**CONCRETOR NOTE**  
 TOP OF FOOTINGS AT -03c TO ISOLATED PIERS, POSTS, ZERO LOT WALLS AND GARAGES

**BRICKLAYER NOTE**  
 BRING CABLES THROUGH LEFT-HAND SIDE HOLE OF METERBOX  
 BUILD METERBOX FIRST w/- FLASHING OVER

**STRUCTURAL COL'S KEY**

SC1	100 x 50 x 3.0 RHS
SC2	2No. 90 x 90 x 3.5 SHS
SC3	100 x 50 x 4.0 RHS
SC4	75 x 75 x 5.0 SHS
SC5	50 x 50 x 3.0 SHS
SC6	50 x 50 x 3.0 SHS

**NOTE:**  
 - EXTERNAL COLOUR SCHEME TO BE DARK IN TERMS OF BCA CLASSIFICATION U.N.O.  
 - ROOF COVER SHEET TO BE MEDIUM IN TERMS OF BCA CLASSIFICATION U.N.O.



**AREAS**

Location	Area	Perimeter
<b>GROUND FLOOR</b>		
Garage	20.41	19.02
Ground Floor	119.46	60.52
Porch/Verandah	6.18	13.62
<b>146.05 m<sup>2</sup></b>	<b>93.16 m</b>	
<b>UPPER FLOOR</b>		
Upper Floor	56.70	35.76
<b>56.70 m<sup>2</sup></b>	<b>35.76 m</b>	
<b>202.75 m<sup>2</sup></b>	<b>128.92 m</b>	
Roof Area on Rake		<b>193.56</b>

**OWNER SUPPLIED ITEMS FOR BUILDER TO INSTALL**

- TILING TO ENSUITE & BATHROOM & ALL GROUND FLOOR LEVEL
- LAMINATE ON UPPER FLOOR
- MASTER BEDROOM & OFFICE & PASSAGE
- ENSUITE & BATHROOM BASINS
- FREE STANDING BATH & WALL MTD TAPS & SPOUT

**CONCRETOR / PLUMBER NOTE**  
 50mm STEP DOWN REQUIRED FOR HOBLESS SHOWER TO UPPER FLOOR

**UPPER FLOOR BEDROOM WINDOWS MUST HAVE A 125mm RESTRICTED OPENING (IF OPENING SILL UNDER 1700 AFL.)**

**ROOF CARPENTER NOTE**  
 PLANS DETAILED FOR "TRADITIONAL" ROOF FRAME CONSTRUCTION CONFORMING TO A.S. 1684.  
 TRIM OUT CEILING JOISTS TO 605 X 565 AT MANHOLE LOCATION  
 ENSURE ROOFING MEMBERS ARE KEPT CLEAR OF RANGEHOOD FLUE  
 TRIM OUT CEILING JOISTS TO 1135 X 535 AT A/C RETURN AIR LOCATION IF APPLICABLE

**FIXING CARPENTER NOTE**  
 ALL ROBES TO HAVE 1X SHELF & HANGING RAIL  
 ALL LINENS, BUILT-IN PTRY'S, INTERNAL STORES TO HAVE 4X SHELVES @ 400 CTS  
 ALL TOP SHELVES @ 1700 AFL  
**ROOF PLUMBER NOTE**  
 DOWNPIPE LOCATIONS ARE INDICATIVE ONLY & MAY CHANGE AT THE DISCRETION OF THE BUILDER.

**KEY**

- S SMOKE ALARM TO A.S. 3786
- FV 230 X 230 FLUME VENT
- CV 230 X 230 CEILING VENT
- GV 360 X 360 GAS CEILING VENT
- WV WALL VENT
- SC STRUCTURAL COLUMN. REFER ENG.
- PWP PERTH WIND POST. REFER ENG.

FLOOR COVERINGS: REFER TO ADDENDA

**OTHER NOTES**  
 PROVIDE R5.0 INSULATION TO CEILING THRU' OUT HOUSE AND GARAGE ONLY  
 AIRCELL PERMICA V TO BE PROVIDED TO ALL CAVITY BRICKWORK  
 ALL CONSTRUCTION DWGS MUST BE STAMPED "APPROVED FOR CONSTRUCTION" IF DWGS ARE NOT STAMPED, PLEASE CONTACT THE OFFICE BEFORE PROCEEDING WITH ORDERING, MANUFACTURE, OR ON-SITE CONSTRUCTION



### STRUCTURAL COL'S KEY

SC1	100 x 50 x 3.0 RHS
SC2	2No. 90 x 90 x 3.5 SHS
SC3	100 x 50 x 4.0 RHS
SC4	75 x 75 x 5.0 SHS
SC5	50 x 50 x 3.0 SHS
SC6	50 x 50 x 3.0 SHS

#### NOTES:

TERMITE MANAGEMENT SYSTEM REQUIRED IN ACCORDANCE w/- AS 3660.1

ALL GLAZING TO COMPLY w/- AS 1288 & AS 2047

ALL SMOKE ALARM ARE TO BE INTERCONNECTED IN ACCORDANCE w/- BCA 3.7.2.2

ALL WET AREAS ARE TO BE WATERPROOFED IN ACCORDANCE w/- AS 3740 & BCA 3.8.1.2

STAIR TREADS AND LANDINGS TO HAVE A SURFACE & A NOSING STRIP w/- A SLIP-RESISTANCE CLASSIFICATION NOT LESS THAN THAT IN BCA TABLE 3.9.1.1

#### NOTE:

ALL EXTERNAL WINDOWS & DOORS TO BE FITTED WITH WEATHER SEALS TO COMPLY w/- BCA PART 3.12.3.3

#### NOTE:

ENERGY PERFORMANCE FILM TO BE APPLIED BY OWNER AFTER HANDOVER AS PER ENERGY REPORT

C.L. @ 31c THRU'OUT GROUND FLOOR  
C.L. @ 27c THRU'OUT LOWER GROUND FLOOR

C.L. @ 62c +PL (31c) THRU'OUT UPPER FLOOR

ALL UNLESS OTHERWISE NOTED

4c (343mm) FLOORTECH FLOORING SYSTEM THRU'OUT U.N.O.

#### NOTE:

- EXTERNAL COLOUR SCHEME TO BE DARK IN TERMS OF BCA CLASSIFICATION U.N.O.  
- ROOF COVER SHEET TO BE MEDIUM IN TERMS OF BCA CLASSIFICATION U.N.O.

PAINT FINISH RENDER TO FRONT ELEVATION ONLY

290w X 162h x 90 BLOCKS TO EXTERNAL LEAF LAID IN THIRD STRETCHER BOND

#### CONCRETOR NOTE

TOP OF FOOTINGS AT -03c TO ISOLATED PIERS, POSTS, ZERO LOT WALLS AND GARAGES

#### BRICKLAYER NOTE

BRING CABLES THROUGH LEFT-HAND SIDE HOLE OF METERBOX  
BUILD METERBOX FIRST w/- FLASHING OVER

#### ROOF CARPENTER NOTE

PLANS DETAILED FOR "TRADITIONAL" ROOF FRAME CONSTRUCTION CONFORMING TO A.S. 1684.

TRIM OUT CEILING JOISTS TO 605 X 565 AT MANHOLE LOCATION  
ENSURE ROOFING MEMBERS ARE KEPT CLEAR OF RANGEHOOD FLUE

TRIM OUT CEILING JOISTS TO 1135 X 535 AT A/C RETURN AIR LOCATION IF APPLICABLE

#### FIXING CARPENTER NOTE

ALL ROBES TO HAVE 1X SHELF & HANGING RAIL  
ALL LINENS, BUILT-IN PTRY'S, INTERNAL STORES TO HAVE 4X SHELVES @ 400 CTS  
ALL TOP SHELVES @ 1700 AFL

#### ROOF PLUMBER NOTE

DOWNPIPE LOCATIONS ARE INDICATIVE ONLY & MAY CHANGE AT THE DISCRETION OF THE BUILDER.

#### KEY

- SMOKE ALARM TO A.S. 3786
- 230 X 230 FLUME VENT
- 230 X 230 CEILING VENT
- 360 X 360 GAS CEILING VENT
- WALL VENT
- SC STRUCTURAL COLUMN. REFER ENG.
- PWP PERTH WIND POST. REFER ENG.
- FLOOR COVERINGS: REFER TO ADDENDA

#### OTHER NOTES

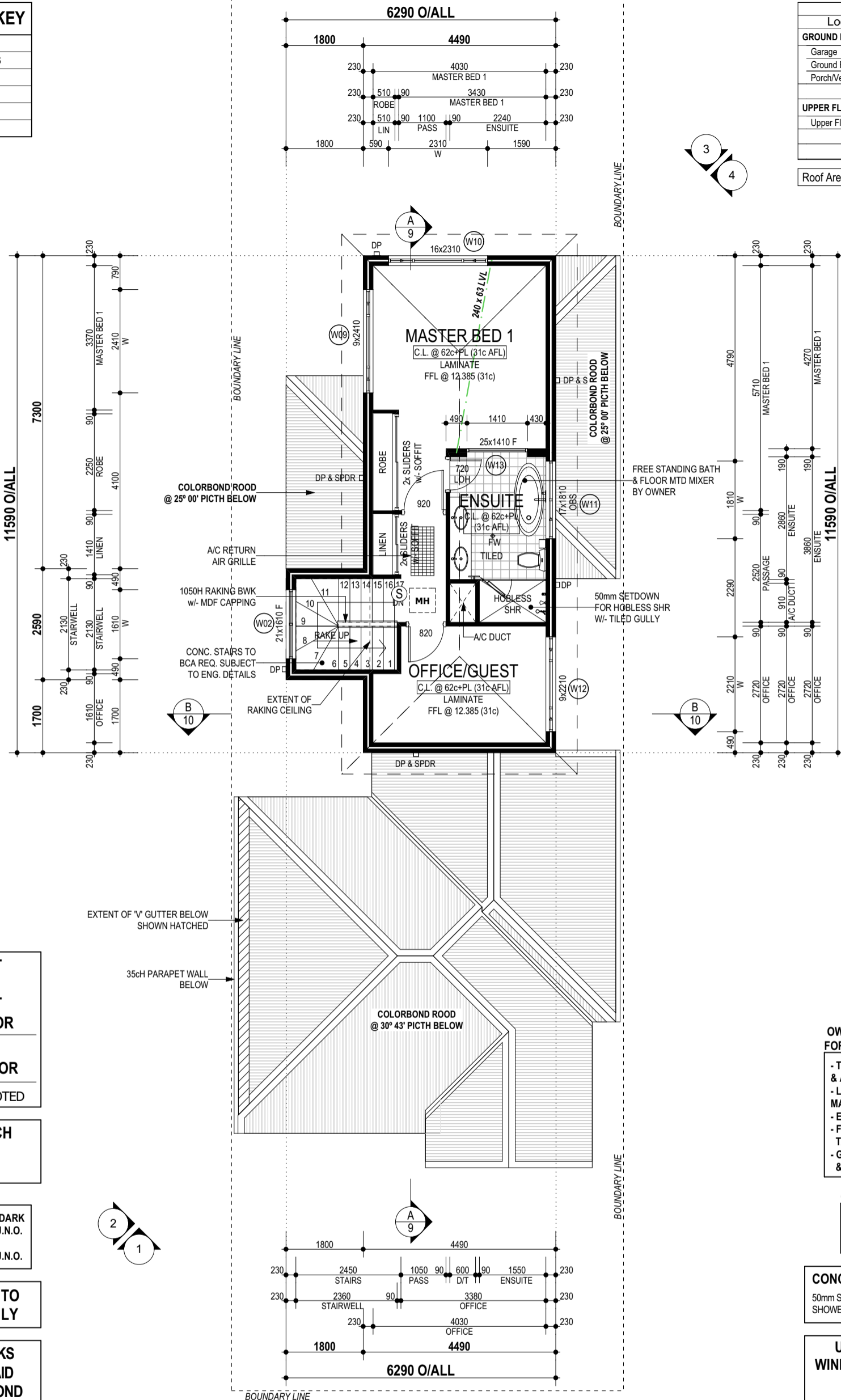
PROVIDE R5.0 INSULATION TO CEILING THRU' OUT HOUSE AND GARAGE ONLY

AIRCELL PERMICA V TO BE PROVIDED TO ALL CAVITY BRICKWORK

ALL CONSTRUCTION DWGS MUST BE STAMPED "APPROVED FOR CONSTRUCTION" IF DWGS ARE NOT STAMPED, PLEASE CONTACT THE OFFICE BEFORE PROCEEDING WITH ORDERING, MANUFACTURE, OR ON-SITE CONSTRUCTION



AREAS		
Location	Area	Perimeter
<b>GROUND FLOOR</b>		
Garage	20.41	19.02
Ground Floor	119.46	60.52
Porch/Verandah	6.18	13.62
	<b>146.05 m<sup>2</sup></b>	<b>93.16 m</b>
<b>UPPER FLOOR</b>		
Upper Floor	56.70	35.76
	<b>56.70 m<sup>2</sup></b>	<b>35.76 m</b>
	<b>202.75 m<sup>2</sup></b>	<b>128.92 m</b>
Roof Area on Rake		<b>193.56</b>



#### OWNER SUPPLIED ITEMS FOR BUILDER TO INSTALL

- TILING TO ENSUITE & BATHROOM & ALL GROUND FLOOR LEVEL
- LAMINATE ON UPPER FLOOR MASTER BEDROOM & OFFICE & PASSAGE
- ENSUITE & BATHROOM BASINS
- FREE STANDING BATH & WALL MTD TAPS & SPOUT
- GARDEN LIGHTS; PENDANT LIGHTS & CHANDELIER


#### GLAZING REQUIREMENTS

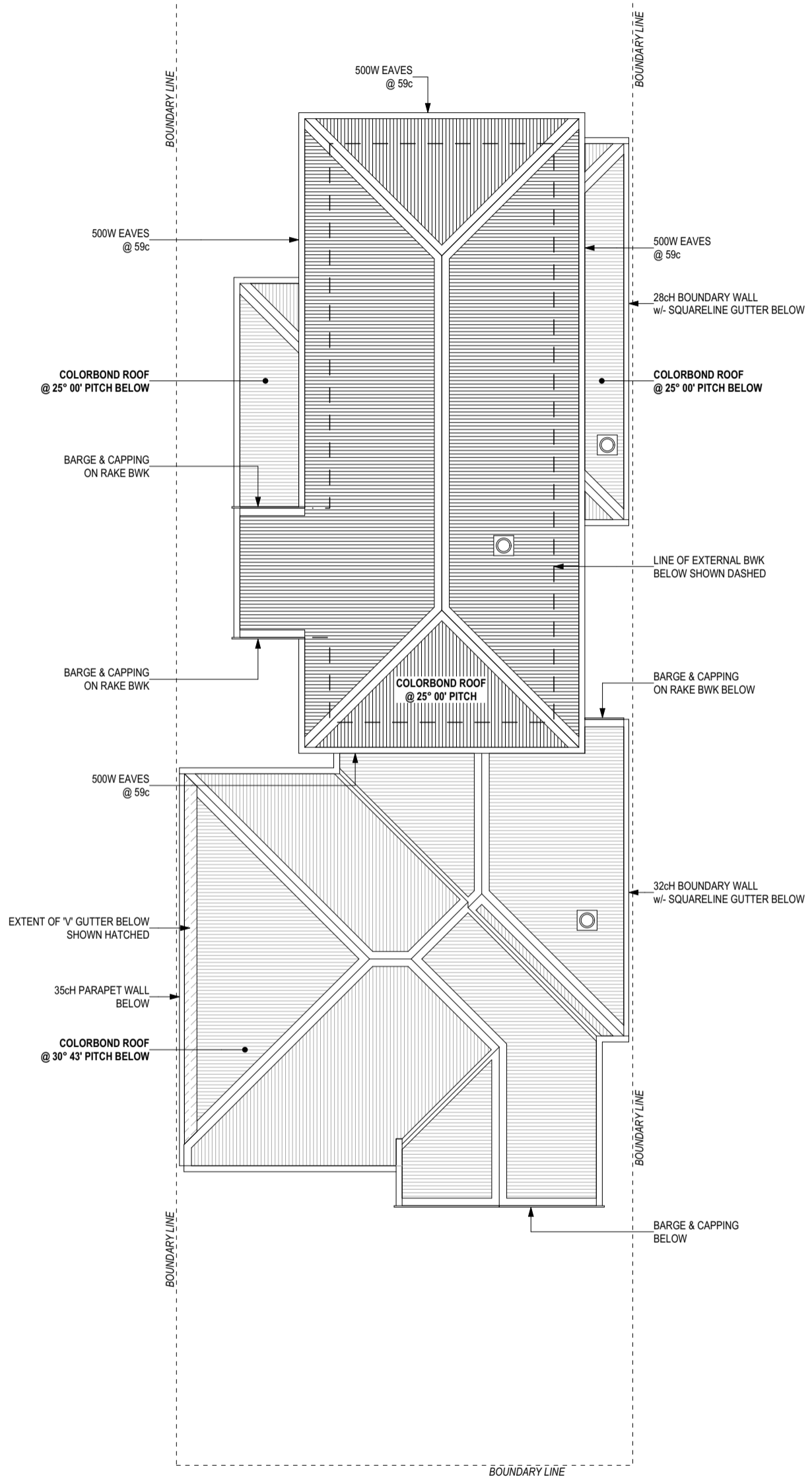
'STEGBAR' OR SIMILAR 3mm CLEAR GLAZING w/- U<sub>w</sub> 6.2 & SHGC<sub>w</sub> 0.74 TO WINDOWS U.N.O.

#### CONCRETOR / PLUMBER NOTE

50mm STEP DOWN REQUIRED FOR HOBLESS SHOWER TO UPPER FLOOR

**UPPER FLOOR BEDROOM WINDOWS MUST HAVE A 125mm RESTRICTED OPENING (IF OPENING SILL UNDER 1700 AFL.)**

 DENOTES APPROXIMATE LOCATION OF FLUE FOR EXHAUST FAN & RANGE HOOD



C.L. @ 31c THRU'OUT  
GROUND FLOOR  
C.L. @ 27c THRU'OUT  
LOWER GROUND FLOOR

C.L. @ 62c +PL (31c)  
THRU'OUT UPPER FLOOR

ALL UNLESS OTHERWISE NOTED

4c (343mm) FLOORTECH  
FLOORING SYSTEM  
THRU'OUT U.N.O.

290w X 162h x 90 BLOCKS  
TO EXTERNAL LEAF LAID  
IN THIRD STRETCHER BOND

PAINT FINISH RENDER TO  
FRONT ELEVATION ONLY

UPPER FLOOR BEDROOM  
WINDOWS MUST HAVE A 125mm  
RESTRICTED OPENING  
(IF OPENING SILL UNDER 1700 AFL.)

CONCRETOR / PLUMBER NOTE  
50mm STEP DOWN REQUIRED FOR HOBLESS  
SHOWER TO UPPER FLOOR

NOTE:  
- EXTERNAL COLOUR SCHEME TO BE DARK  
IN TERMS OF BCA CLASSIFICATION U.N.O.  
- ROOF COVER SHEET TO BE MEDIUM  
IN TERMS OF BCA CLASSIFICATION U.N.O.

NOTE:  
ENERGY PERFORMANCE FILM  
TO BE APPLIED BY OWNER  
AFTER HANDOVER  
AS PER ENERGY REPORT

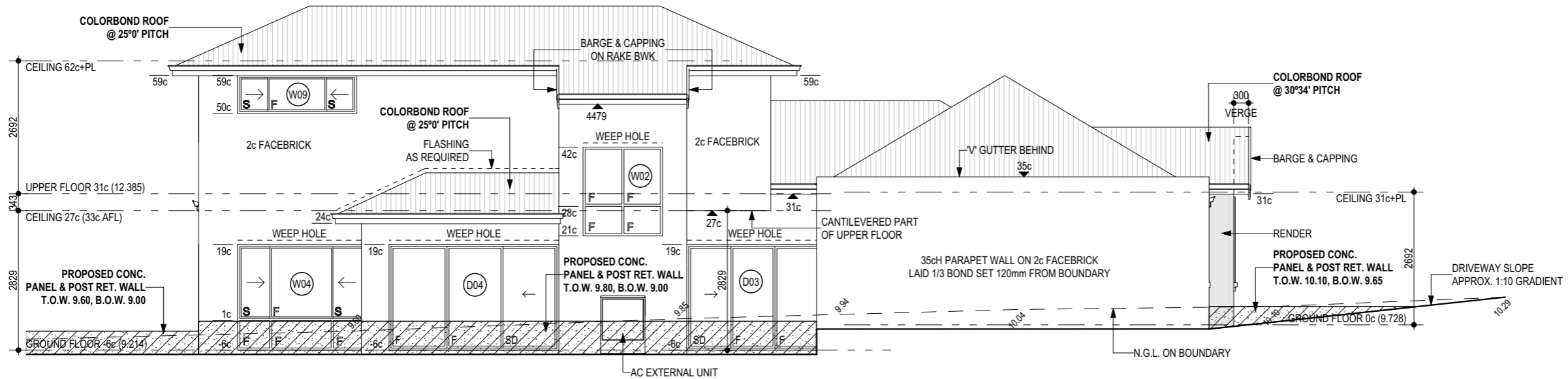
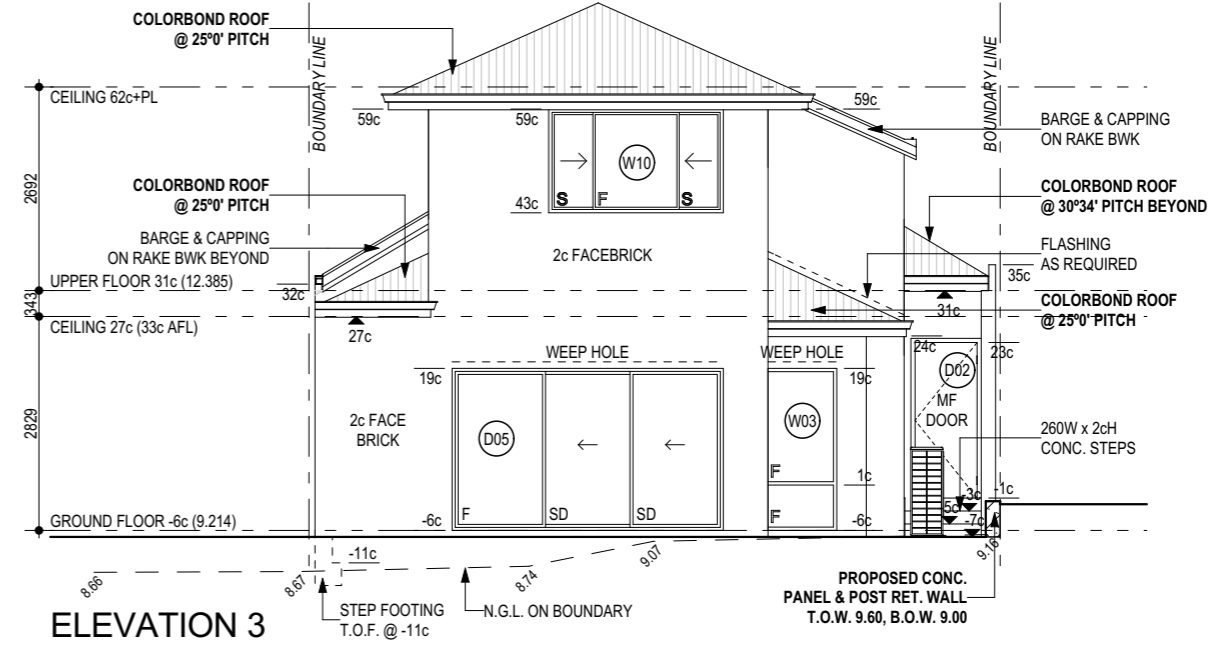
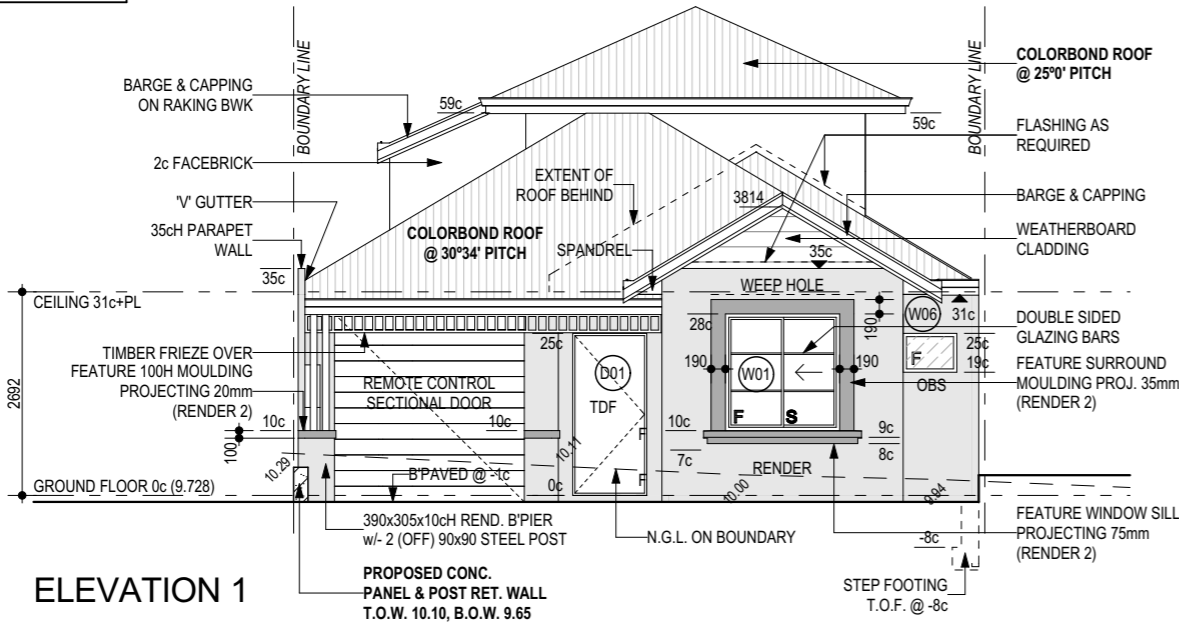
NOTE:  
ALL GLAZING TO COMPLY  
w/- AS 1288 & AS 2047

NOTE:  
ALL EXTERNAL WINDOWS &  
DOORS TO BE FITTED WITH  
WEATHER SEALS TO COMPLY  
w/- BCA PART 3.12.3.3

NOTE:  
PROVIDE TERMITE TREATMENT  
TO ALL BOUNDARY WALLS

SCHEDULE OF FINISHES

	2c FACEBRICK
	RENDER 1
	RENDER 2





C.L. @ 31c THRU'OUT  
GROUND FLOOR  
C.L. @ 27c THRU'OUT  
LOWER GROUND FLOOR

C.L. @ 62c +PL (31c)  
THRU'OUT UPPER FLOOR

ALL UNLESS OTHERWISE NOTED

4c (343mm) FLOORTECH  
FLOORING SYSTEM  
THRU'OUT U.N.O.

290w X 162h x 90 BLOCKS  
TO EXTERNAL LEAF LAID  
IN THIRD STRETCHER BOND

PAINT FINISH RENDER TO  
FRONT ELEVATION ONLY

UPPER FLOOR BEDROOM  
WINDOWS MUST HAVE A 125mm  
RESTRICTED OPENING  
(IF OPENING SILL UNDER 1700 AFL.)

**CONCRETOR / PLUMBER NOTE**

50mm STEP DOWN REQUIRED FOR HOBLESS  
SHOWER TO UPPER FLOOR

**NOTE:**

- EXTERNAL COLOUR SCHEME TO BE DARK  
IN TERMS OF BCA CLASSIFICATION U.N.O.
- ROOF COVER SHEET TO BE MEDIUM  
IN TERMS OF BCA CLASSIFICATION U.N.O.

**NOTE:**

ENERGY PERFORMANCE FILM  
TO BE APPLIED BY OWNER  
AFTER HANDOVER  
AS PER ENERGY REPORT

**NOTE:**

ALL GLAZING TO COMPLY  
w/- AS 1288 & AS 2047




**NOTE:**

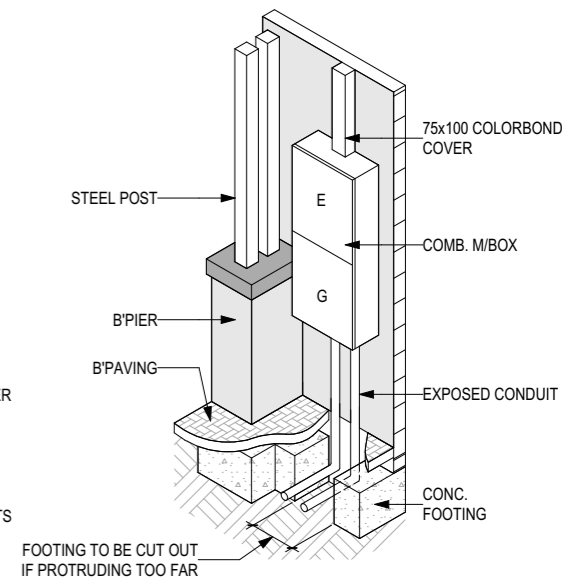
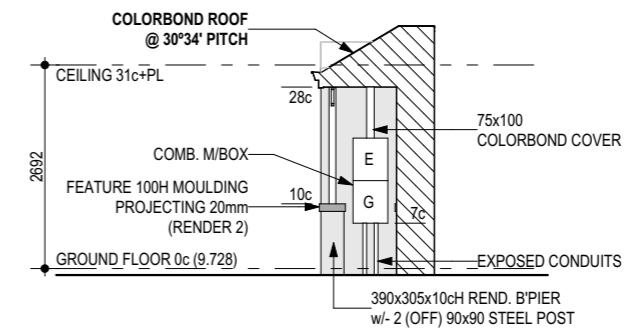
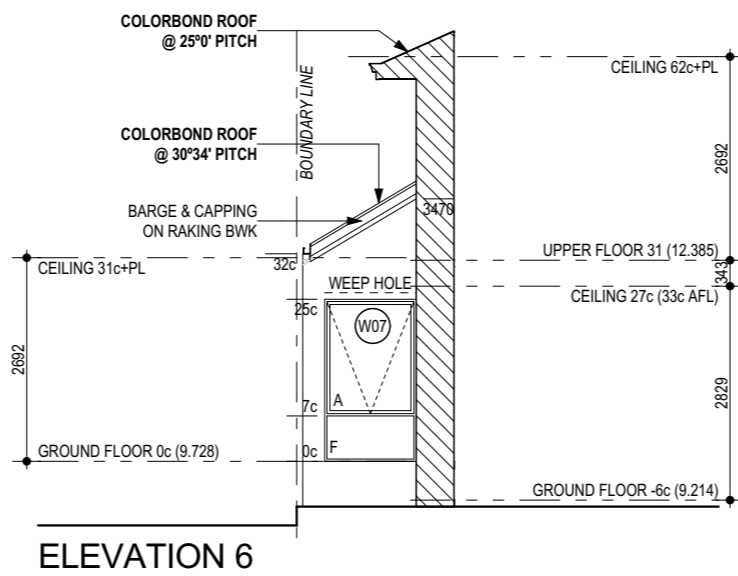
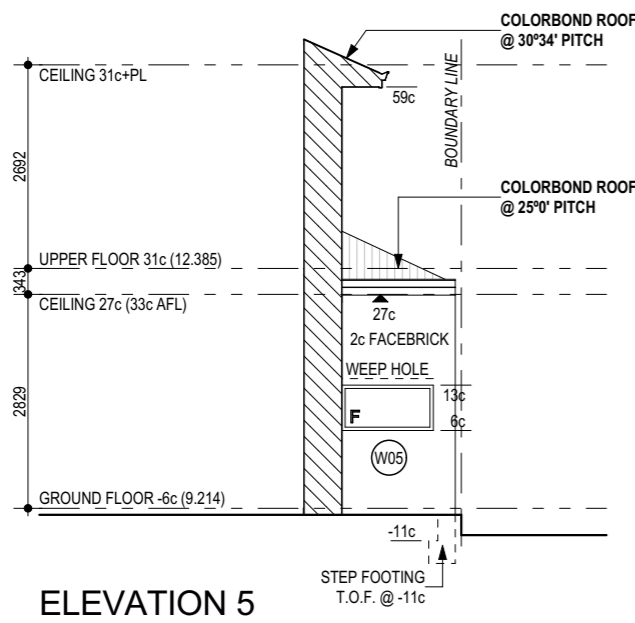
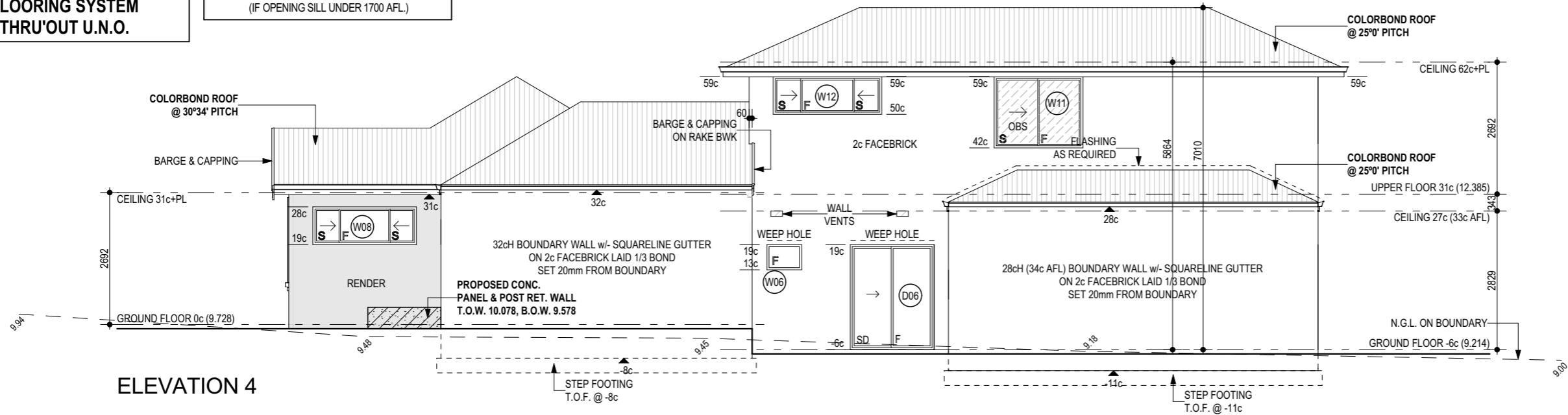
ALL EXTERNAL WINDOWS &  
DOORS TO BE FITTED WITH  
WEATHER SEALS TO COMPLY  
w/- BCA PART 3.12.3.3

**NOTE:**

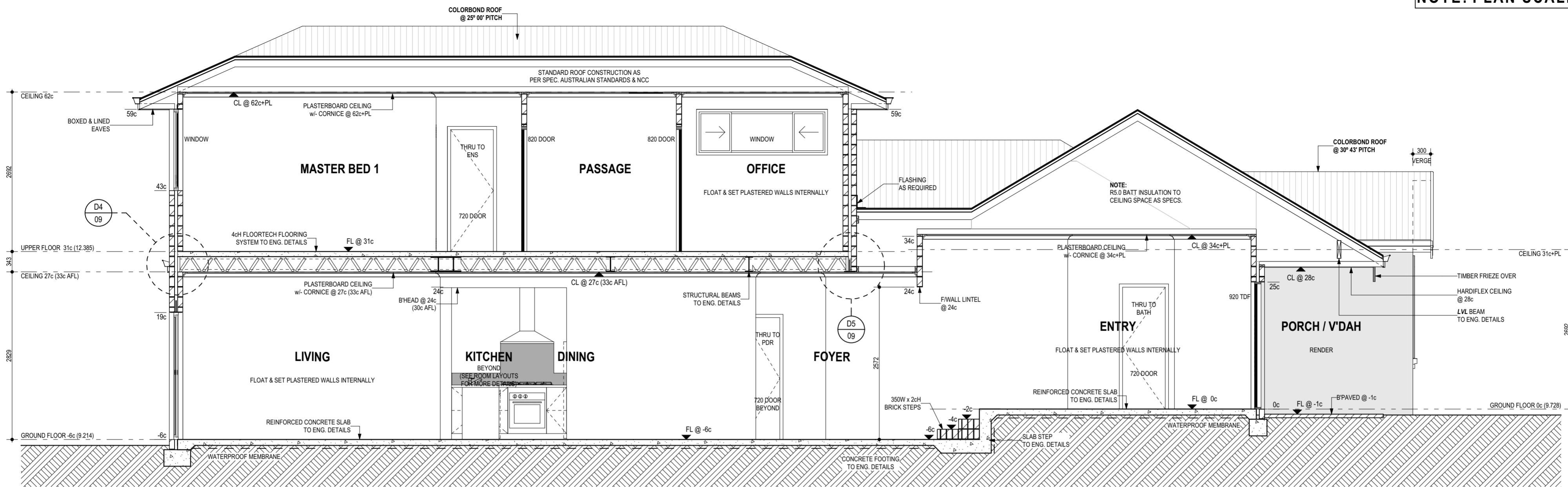
PROVIDE TERMITE TREATMENT  
TO ALL BOUNDARY WALLS

**SCHEDULE OF FINISHES**

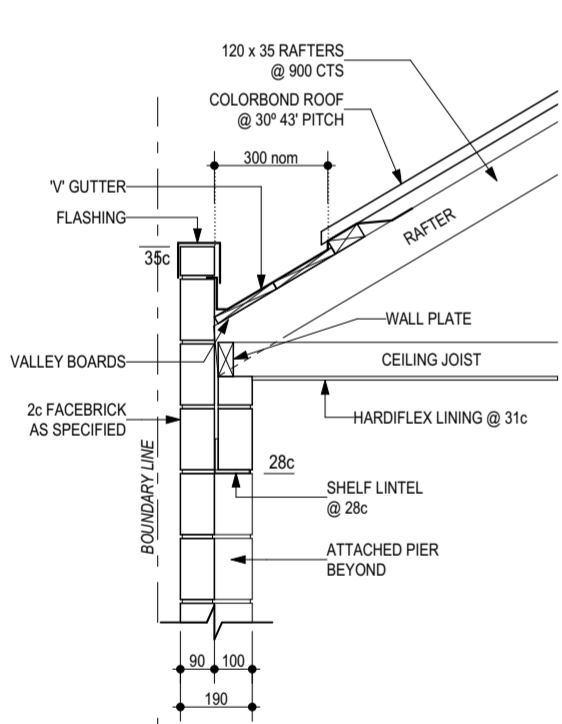
	2c FACEBRICK
	RENDER 1
	RENDER 2



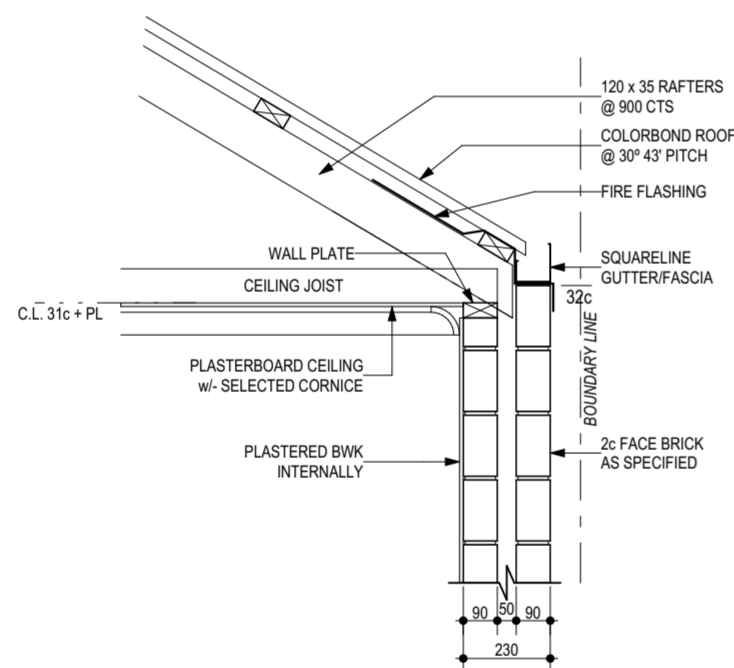
1: 50



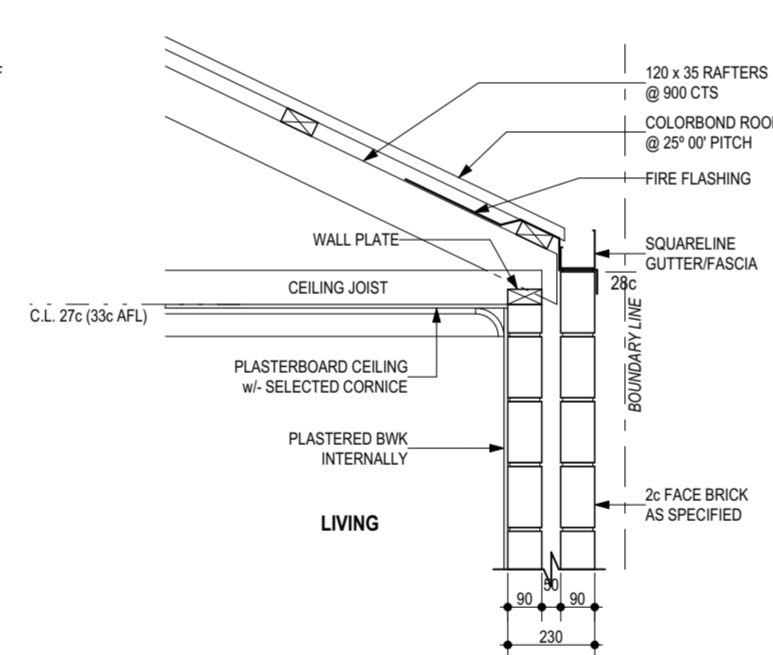
SECTION A-A



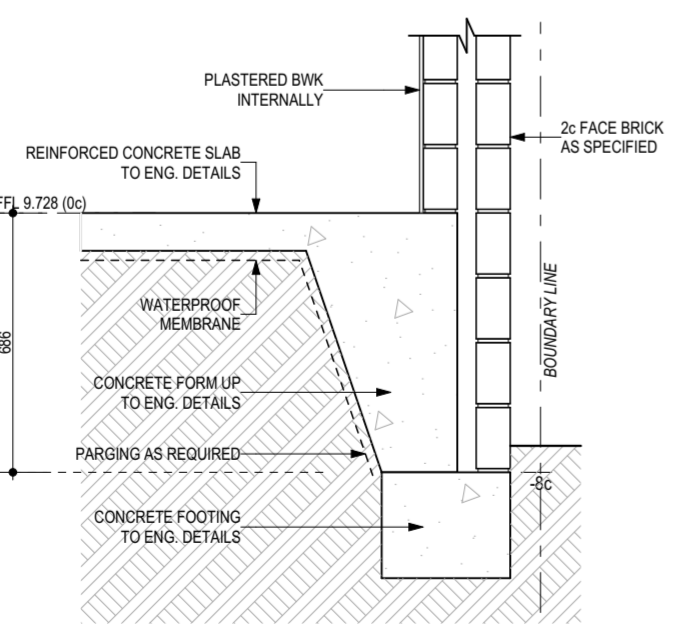
D1 04 1:20  
35cH PARAPET WALL & FOOTING DETAIL



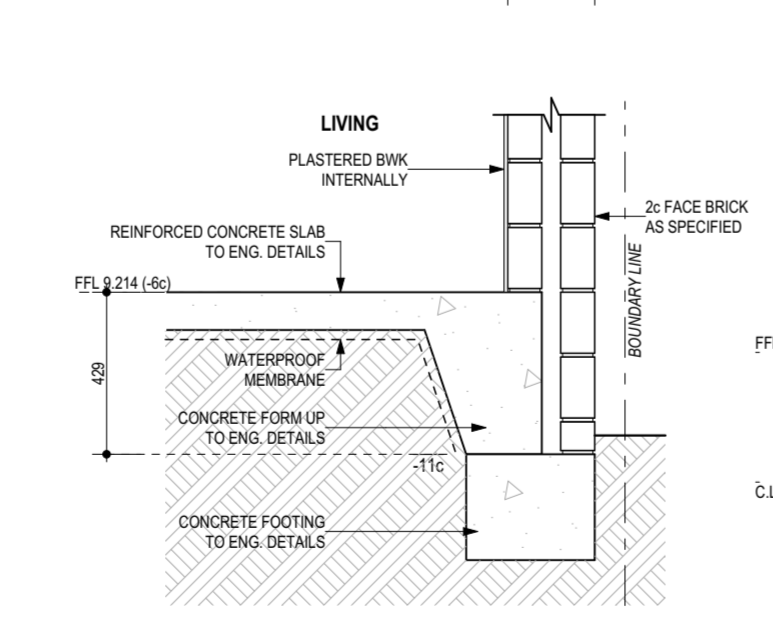
D2 04 1:20  
32cH ZERO LOT CAVITY WALL & TYPICAL 8cH BRICK BUILD UP DETAIL



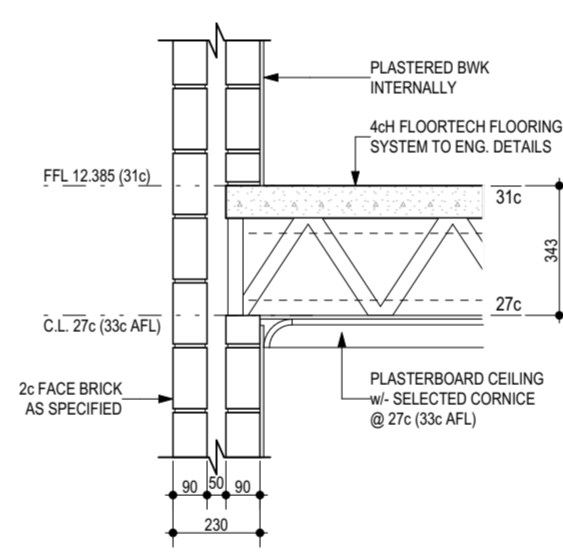
D3 04 1:20  
28cH ZERO LOT CAVITY WALL & 5cH BRICK BUILD UP DETAIL (LIVING)



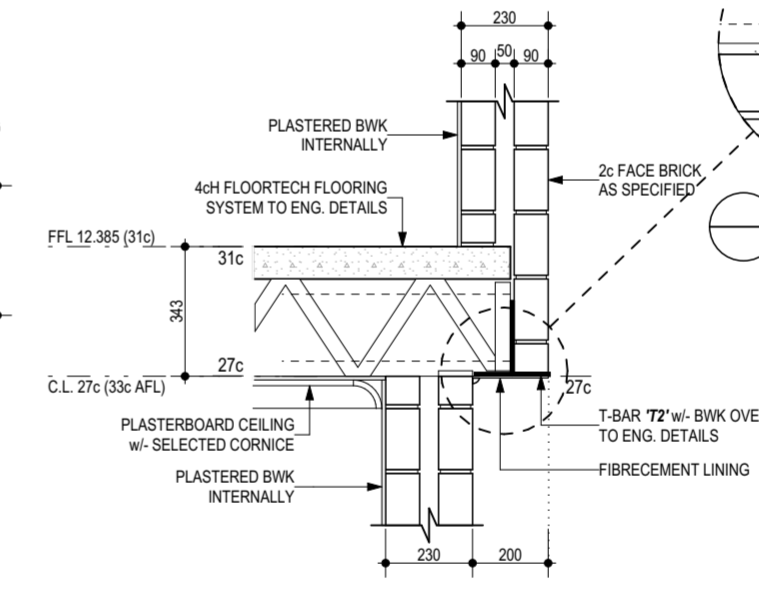
D4 09 1:20  
TYPICAL FLOORTECH WALL TERMINATION DETAIL



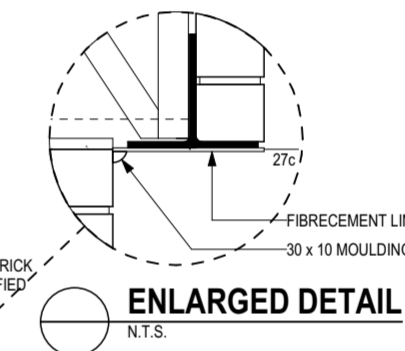
D5 09 1:20  
TYPICAL FLOORTECH DETAIL



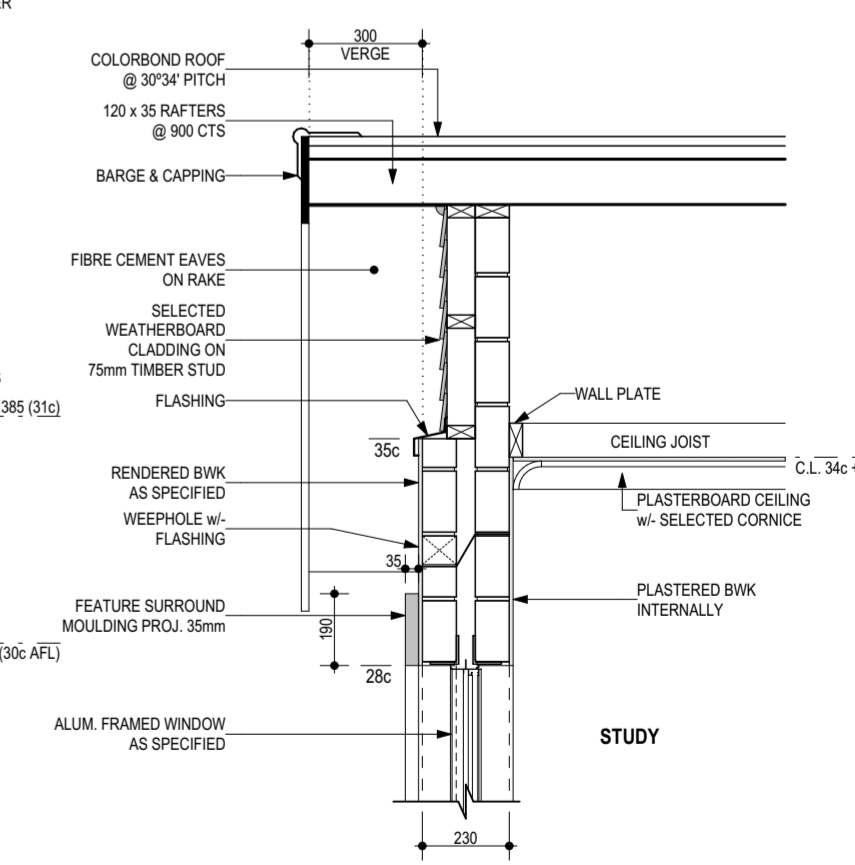
D6 10 1:20  
FLOORTECH CANTILEVER DETAIL



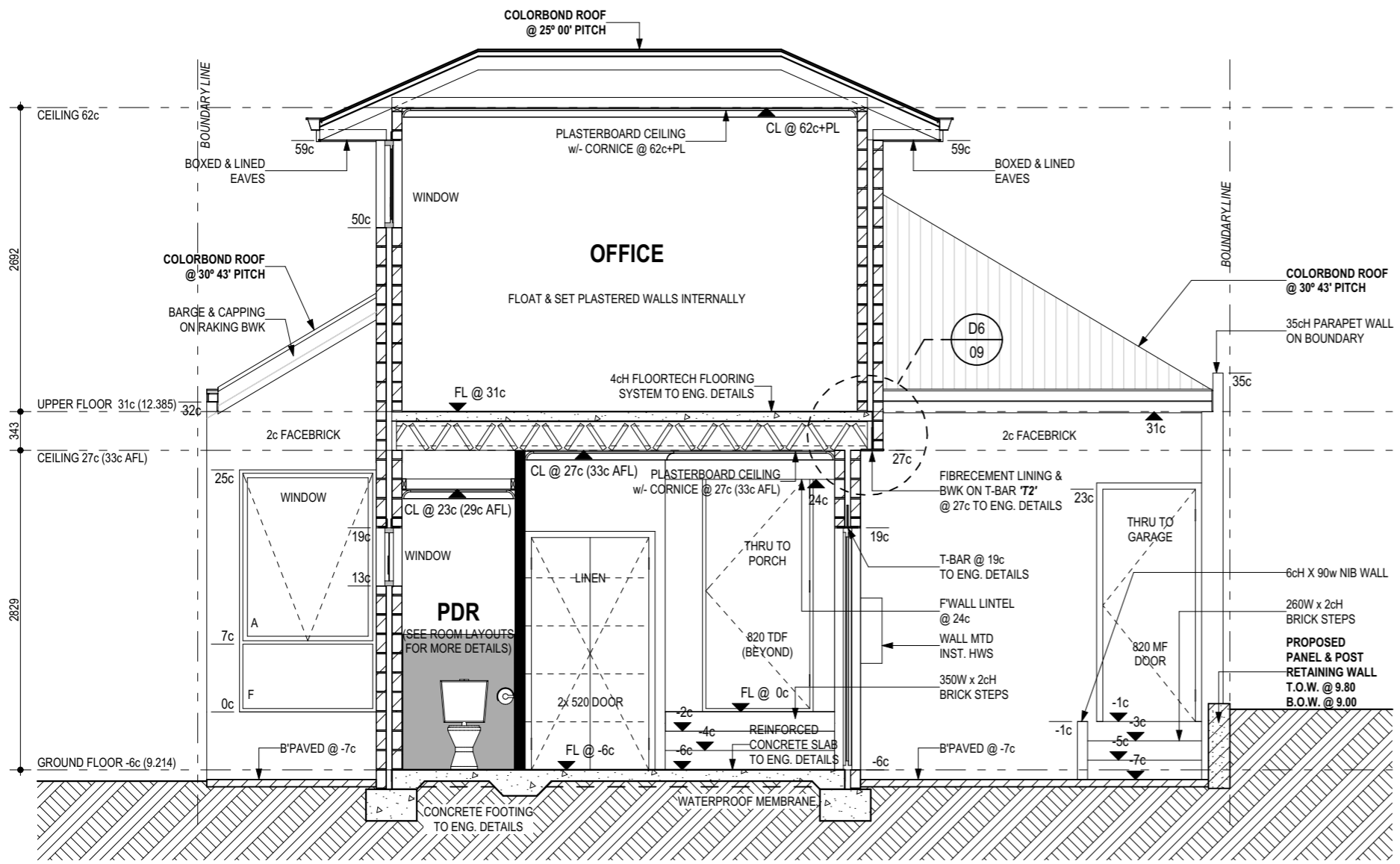
D7 4 1:20  
600 CUT OUT AT SPLAYED BEAM DETAIL



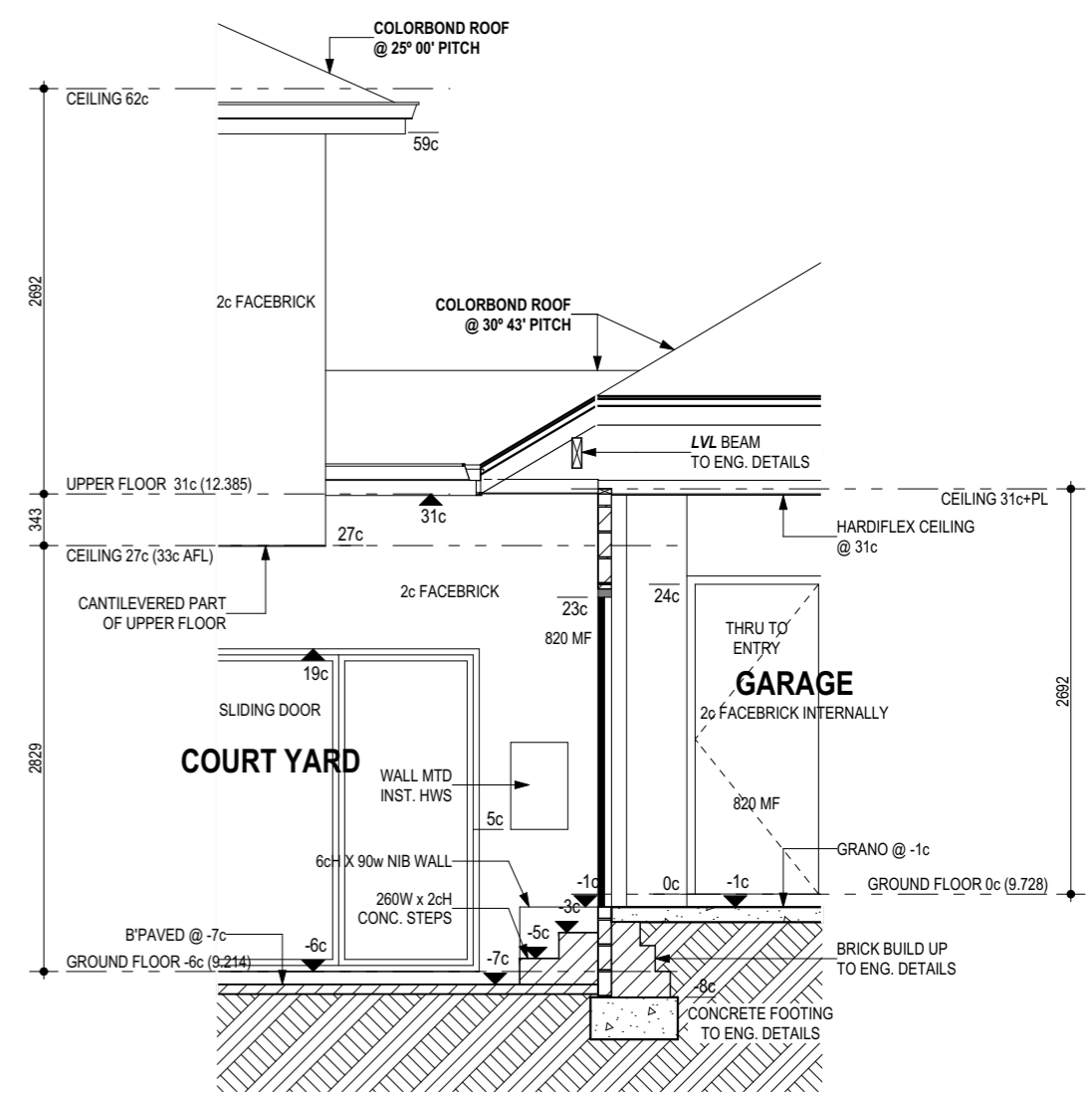
ENLARGED DETAIL  
N.T.S.



D8 4 1:20  
WEATHERBOARD CLADDING DETAIL



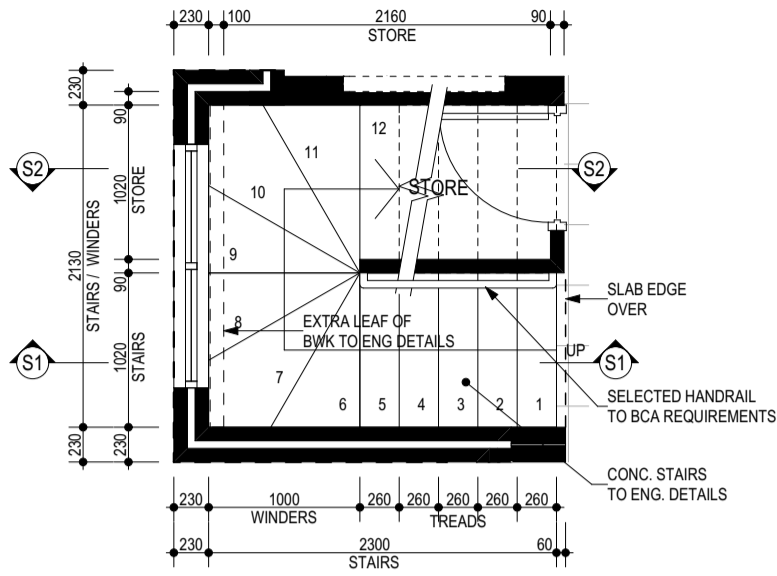
SECTION B-B



SECTION C

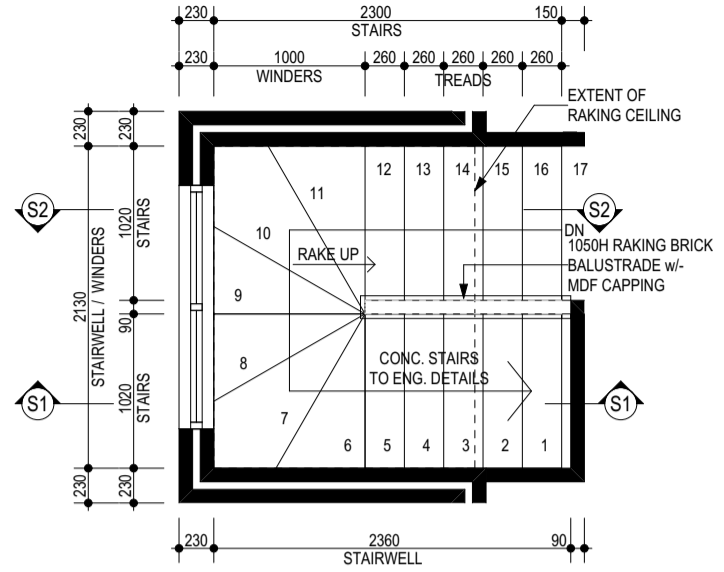
**NOTE:**

STAIR TREADS AND LANDINGS TO HAVE A SURFACE & A NOSING STRIP w/- A SLIP-RESISTANCE CLASSIFICATION NOT LESS THAN THAT IN BCA TABLE 3.9.1.1



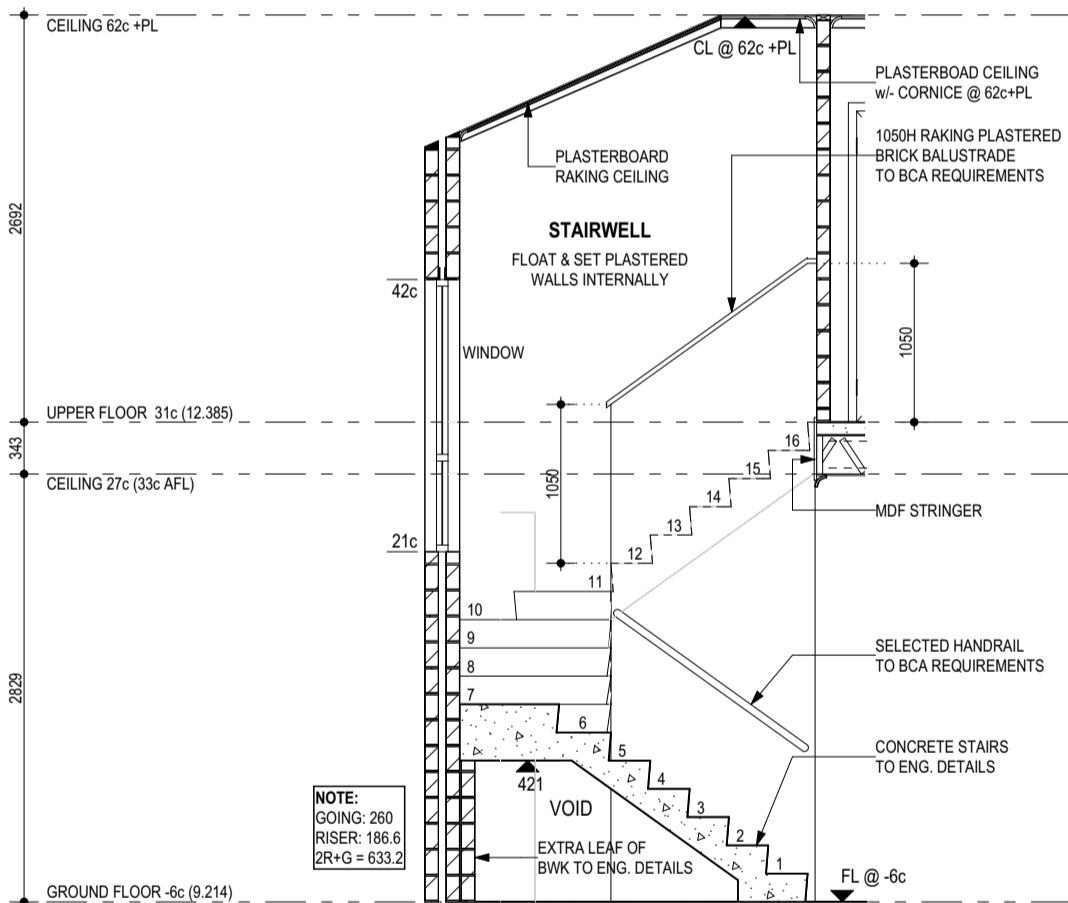
**GROUND FLOOR STAIRS LAYOUT**

1:50

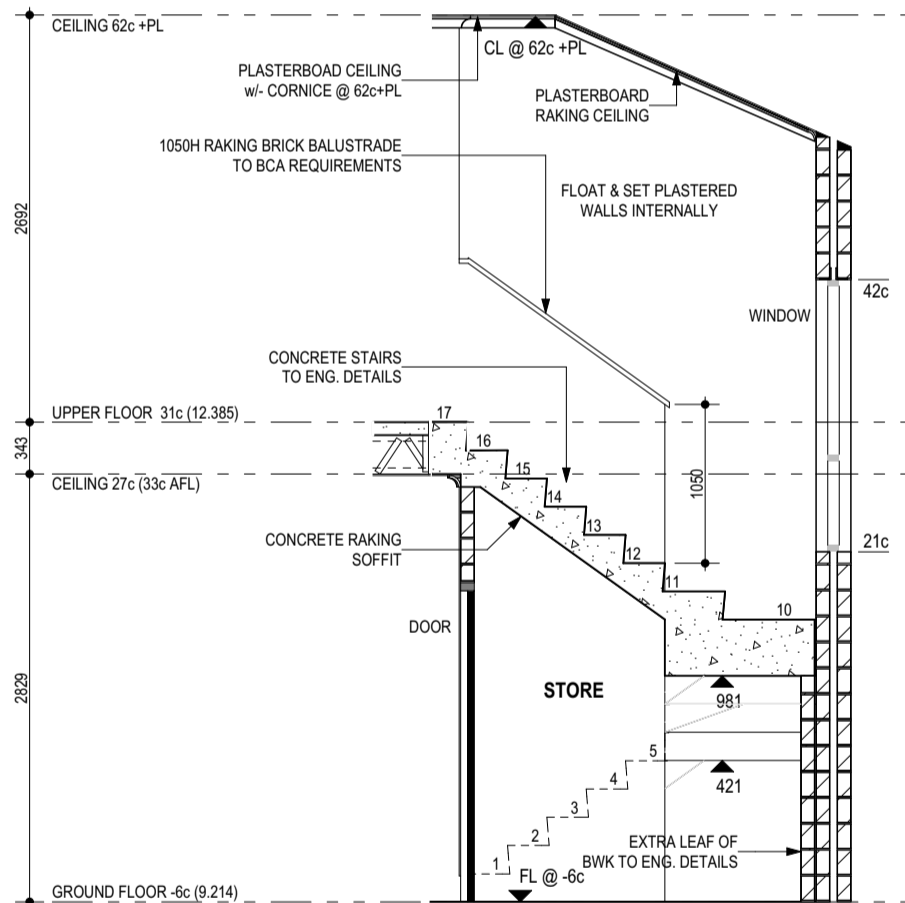


**UPPER FLOOR STAIRS LAYOUT**

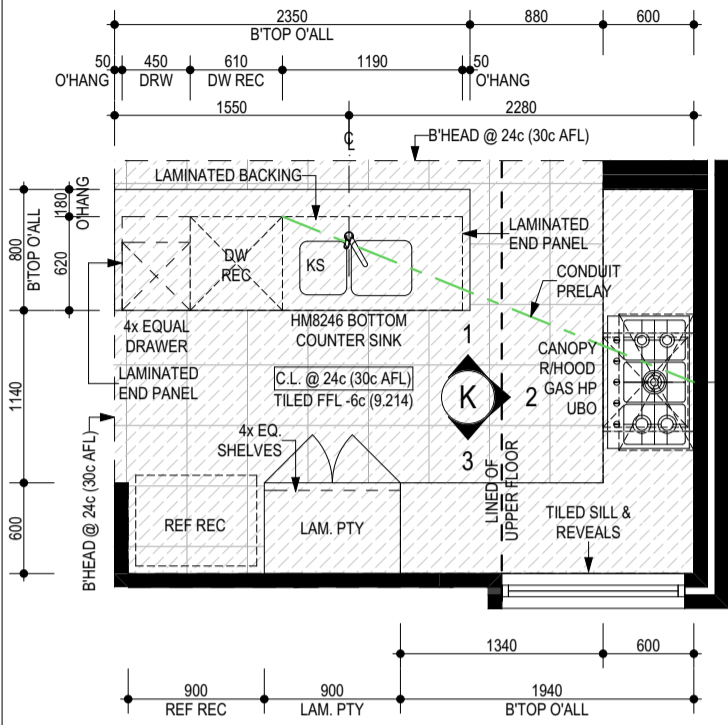
1:50



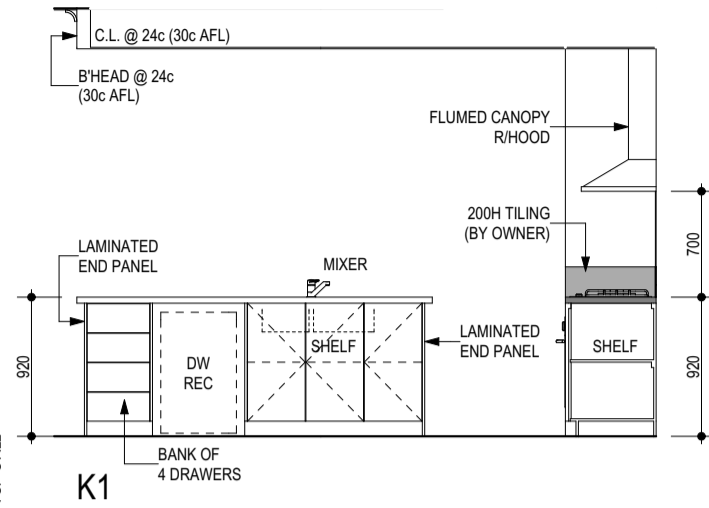
**S1**



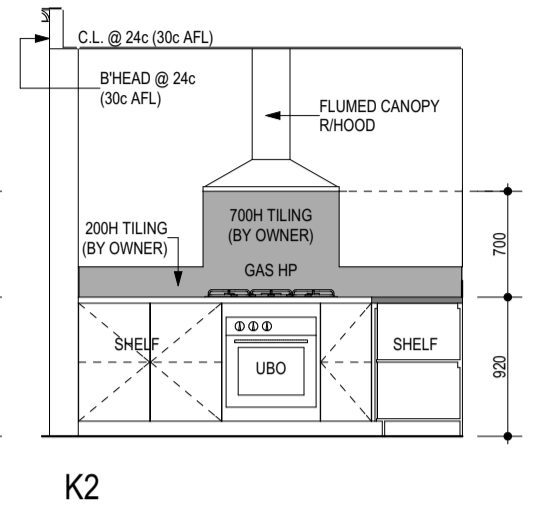
**S2**



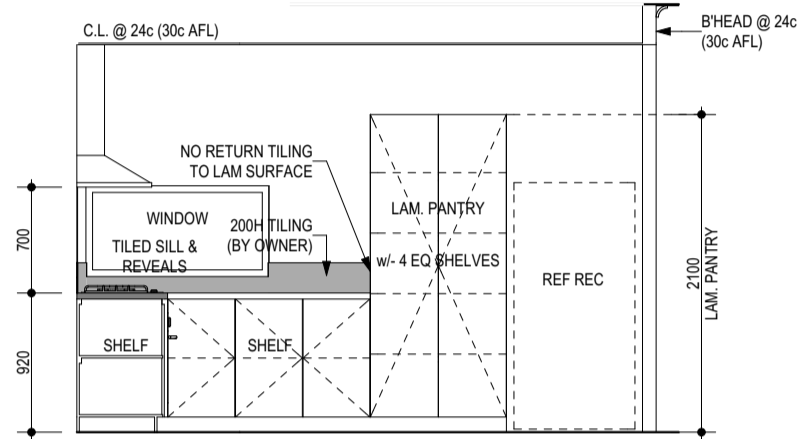
**KITCHEN LAYOUT**  
1:50



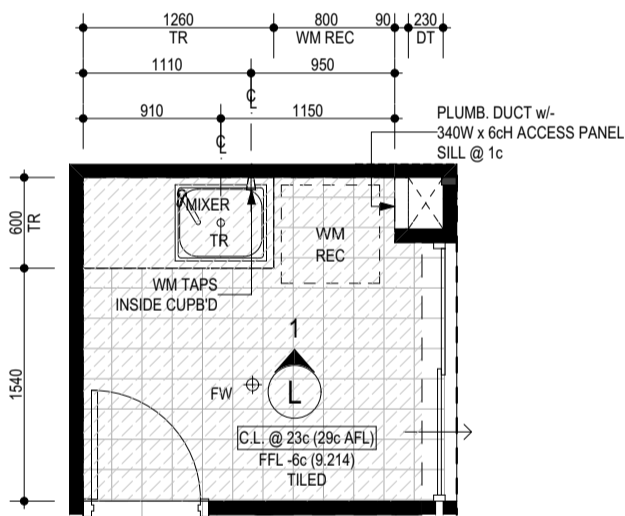
**K1**



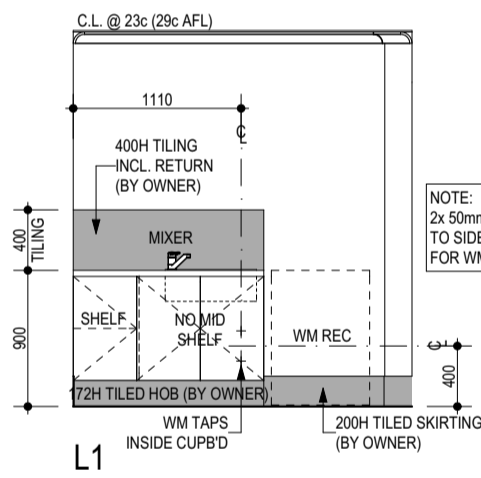
**K2**



**K3**



**LAUNDRY LAYOUT**  
1:50

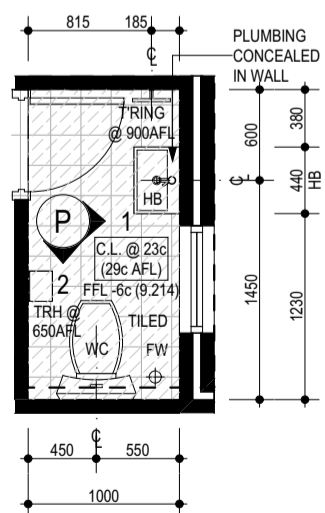


**L1**

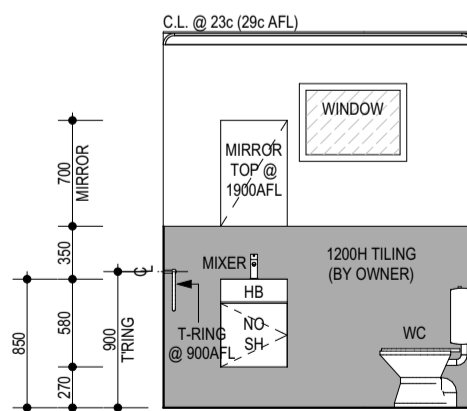
**1200H WALL TILING TO BATHROOM & PDR**

**ALL TILES TO BE SUPPLIED BY OWNER, BUILDER TO INSTALL**

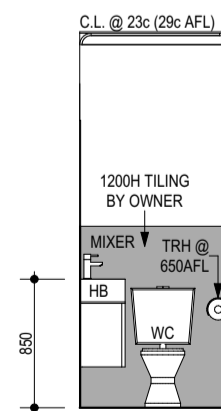
APPLIANCES		CABINET MAKER TO CONFIRM CUT OUT SIZES			
MAKE	OVEN	GAS HP	R/HOOD	DW	MW
	BOSCH	BOSCH	BOSCH	RECESS	N/A
	HBA11B150A	PCR915B91A	DWW09W450A	ONLY	N/A
CUT-OUT	H	595	45	-	880
	W	595	915	900	610
	D	550	520	500	584
	CUT OUTS		CUT OUTS		



**PDR LAYOUT**  
1:50



**P1**



**P2**

**40mm STONE TOPS TO KITCHEN, ENSUITE & BATHROOM. TIGHTWRAP BENCH TOP TO L'DRY**

**TILING NOTE**

SHADED FILL DENOTES TILING EXTENT. REFER TO ADDENDA FOR LAYING PATTERN.

**CLIENT NOTE**

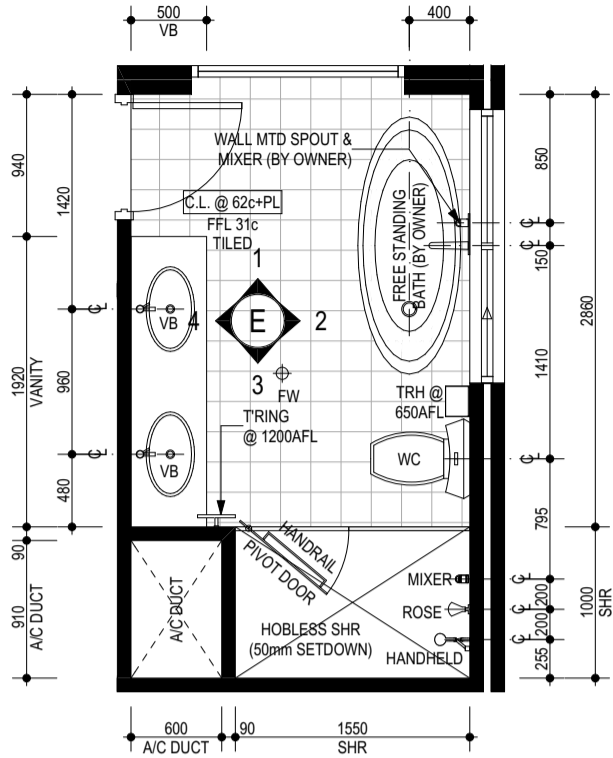
LOCATIONS OF APPLIANCES ARE APPROX. & MAY ALTER SLIGHTLY TO SUIT CABINETWORK AT THE DISCRETION OF THE CABINET MAKER.

LOCATION OF JOINS IN THE BENCHTOPS ARE AT THE DISCRETION OF THE CABINETMAKER.

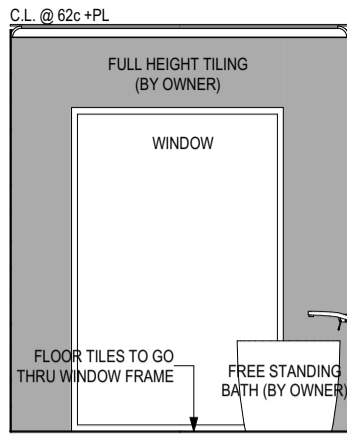
DIMENSIONS SHOWN ON PLAN ARE BRICK SIZES. PLEASE ALLOW AN EXTRA 10mm TO EACH WALL FOR PLASTER AND SET.

IT IS THE RESPONSIBILITY OF THE OWNERS TO ENSURE THAT APPLIANCE RECESSES AS INDICATED ON THESE PLANS ARE OF ADEQUATE SIZE TO SUIT THEIR APPLIANCES. IF HOWEVER, THE SIZE IS NOT SUITABLE THE BUILDER MUST BE NOTIFIED PRIOR TO CONSTRUCTION, OTHERWISE NO RESPONSIBILITY CAN BE ACCEPTED FOR INCORRECT SIZES.

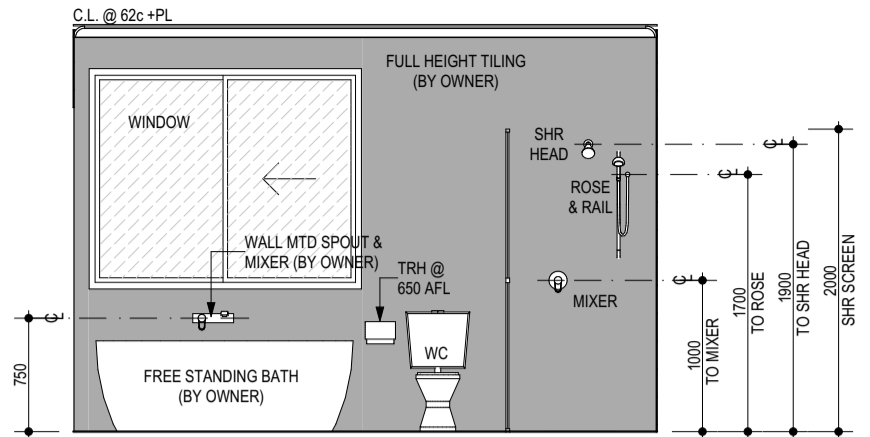
**NOTE:**  
 - FREE STANDING BATH WASTE POSITION SUBJECT TO SELECTED PRODUCT  
 - VANITY MIXER POSITION TO BE ADVISED BY OWNER



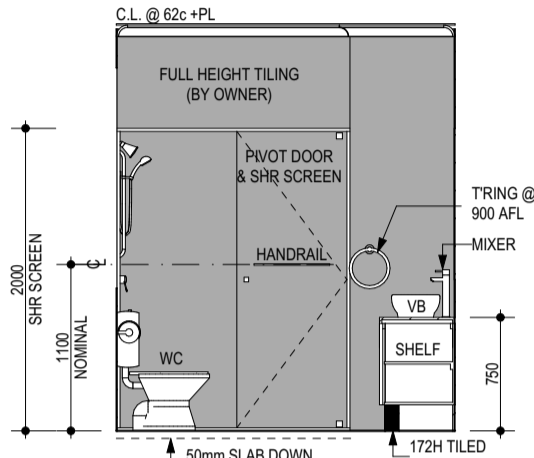
**ENSUITE LAYOUT**  
1:50



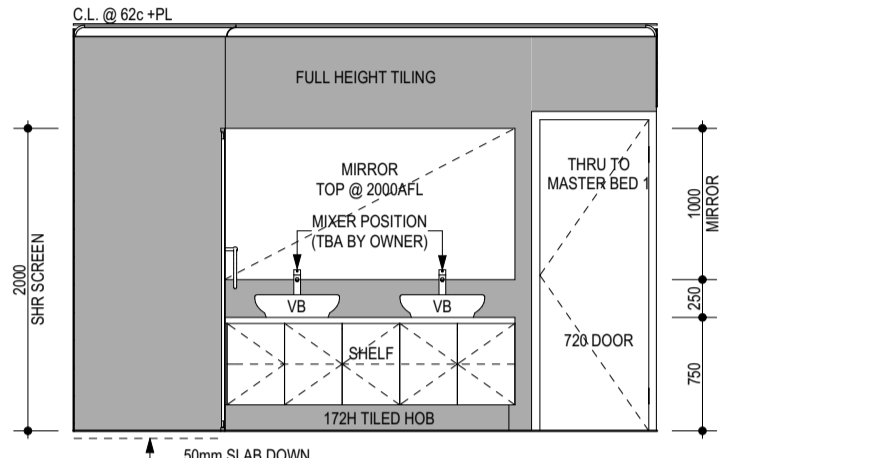
**E1**



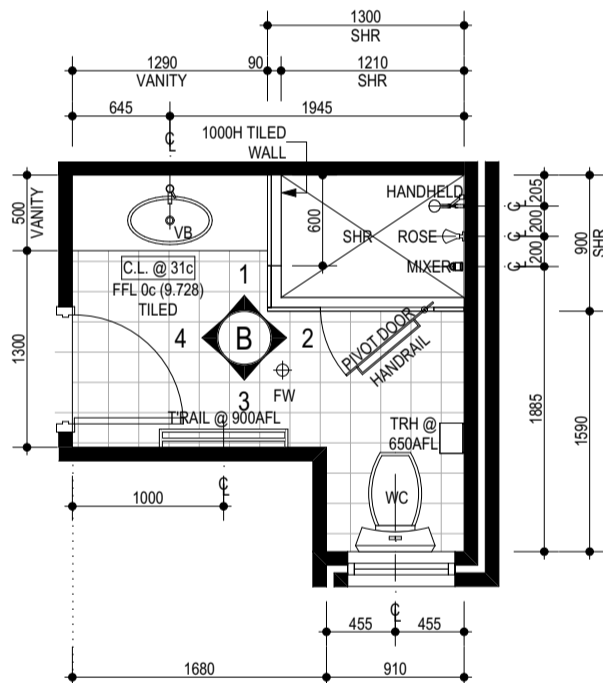
**E2**



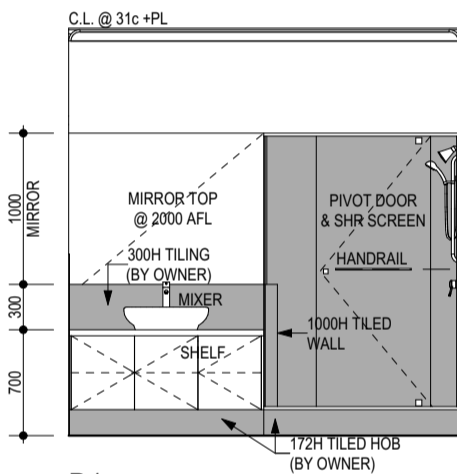
**E3**



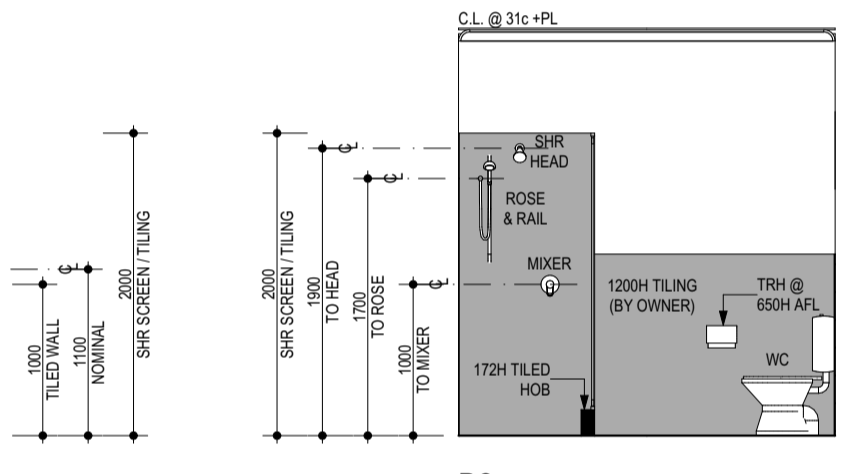
**E4**



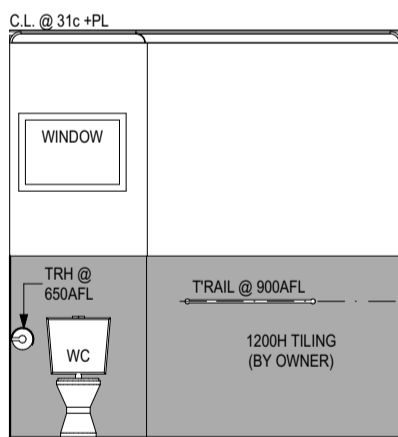
**BATHROOM LAYOUT**  
1:50



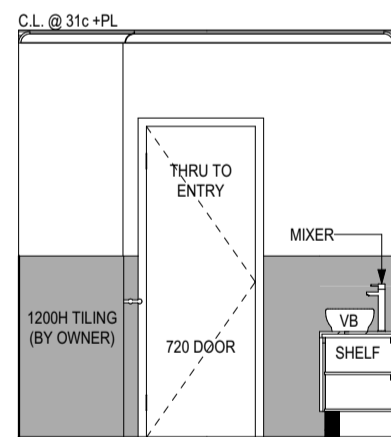
**B1**



**B2**



**B3**



**B4**

**FULL HEIGHT TILING TO ENSUITE**

**1200H WALL TILING TO BATHROOM & PDR**

**ALL TILES TO BE SUPPLIED BY OWNER, BUILDER TO INSTALL**

**40mm STONE TOPS TO KITCHEN, ENSUITE & BATHROOM. TIGHTWRAP BENCH TOP TO L'DRY**

**TILING NOTE**

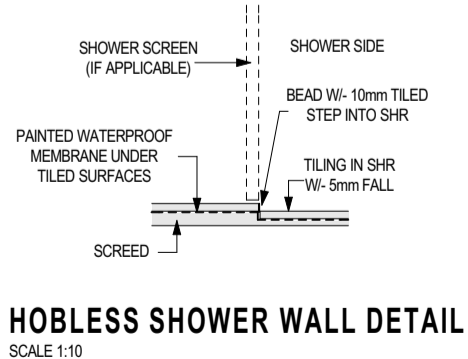
SHADED FILL DENOTES TILING EXTENT. REFER TO ADDENDA FOR LAYING PATTERN.

**CLIENT NOTE**

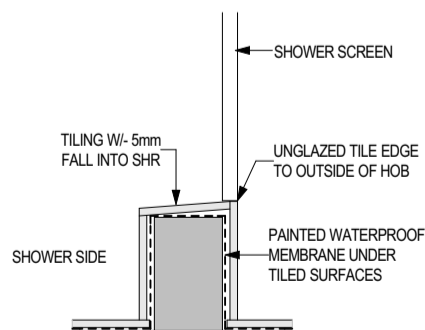
LOCATIONS OF APPLIANCES ARE APPROX. & MAY ALTER SLIGHTLY TO SUIT CABINETWORK AT THE DISCRETION OF THE CABINET MAKER.

LOCATION OF JOINS IN THE BENCHTOPS ARE AT THE DISCRETION OF THE CABINETMAKER.  
 DIMENSIONS SHOWN ON PLAN ARE BRICK SIZES. PLEASE ALLOW AN EXTRA 10mm TO EACH WALL FOR PLASTER AND SET.

IT IS THE RESPONSIBILITY OF THE OWNERS TO ENSURE THAT APPLIANCE RECESSES AS INDICATED ON THESE PLANS ARE OF ADEQUATE SIZE TO SUIT THEIR APPLIANCES. IF HOWEVER, THE SIZE IS NOT SUITABLE THE BUILDER MUST BE NOTIFIED PRIOR TO CONSTRUCTION, OTHERWISE NO RESPONSIBILITY CAN BE ACCEPTED FOR INCORRECT SIZES.



**HOBLESS SHOWER WALL DETAIL**  
SCALE 1:10



**TILED HOB SHOWER DETAIL**  
SCALE 1:10

**NOTES:**

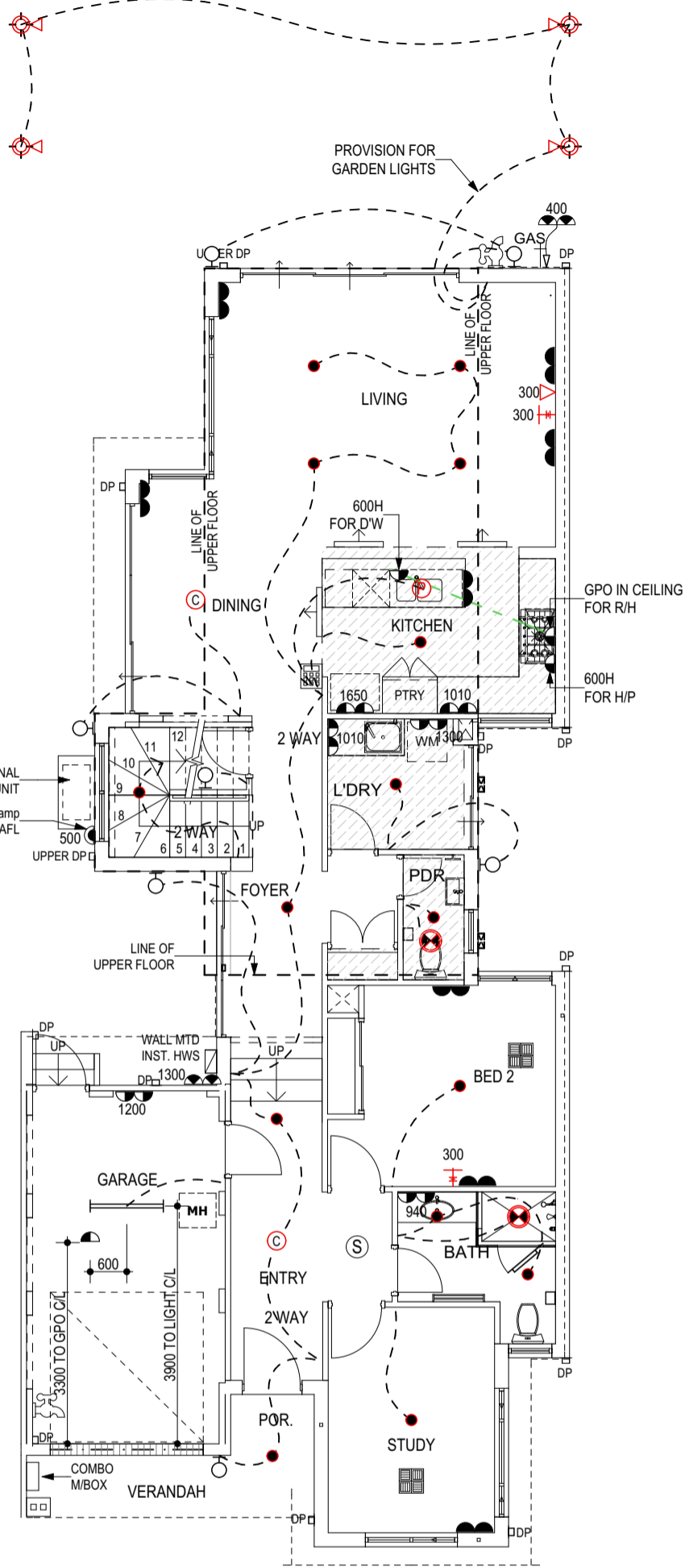
ALL SMOKE ALARM ARE TO BE INTERCONNECTED IN ACCORDANCE w/- BCA 3.7.2.2

ALL DOWNLIGHTS INDICATED TO BE LED/CFL SEALED UNITS

ALL EXHAUST FANS TO BE FITTED WITH DAMPER OR THE LIKE TO COMPLY w/- BCA PART 3.12.3.4

ARTIFICIAL LIGHTING TO COMPLY w/- BCA PART 3.12.5.5

LIGHTING MUST NOT EXCEED  
5W/sqm INTERNALLY;  
4W/sqm TO VERANDAHS;  
3W/sqm TO BALCONIES

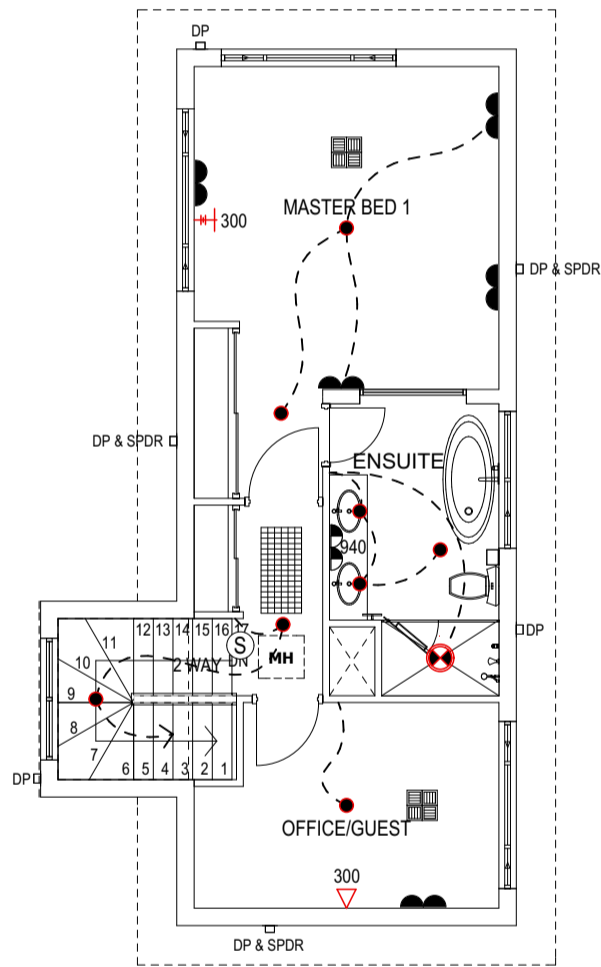


**GROUND FLOOR ELECTRICAL PLAN**

1:100

GF Electrical Legend by owner		
No.	Symbol	Type
2	(C)	CHANDELIER
4	(G)	GARDEN LIGHTS
1	(P)	PENDENT LIGHT

Electrical Legend (By Builder)		
No.	Symbol	Type
3	2 WAY	2 WAY SWITCH
1	(GPO)	35 AMP GPO
1	(ACU)	AIR COND KEYPAD W/- 1500H CONDUIT
4	(ACD)	Air Conditioning Duct
2	(DP)	DATA POINT
1	(DFL)	DOUBLE FLURO LIGHT
13	(DGP)	DOUBLE GPO @ 300 AFL
7	(DGP)	DOUBLE GPO @ NOTED HT
2	(DWPGPO)	DOUBLE WATER PROOF GPO
3	(EFL)	EXHAUST FAN FLUMED
1	(GAS)	GAS POINT
22	(LED)	RECESSED LED DOWN-LIGHT
4	(SGPO)	SINGLE GPO @ NOMINATED HT
3	(TV)	TV POINT
7	(WLL)	WALL LIGHT @ 1800 AFL
3	(WR)	WALL REGISTER



**UPPER FLOOR ELECTRICAL PLAN**

1:100

**ELECTRICAL NOTES**

ALL LIGHT SWITCHES TO BE POSITIONED AT 1350 AFL

ALL EXTERNAL WALL LIGHTS TO BE POSITIONED AT 1800 AFL

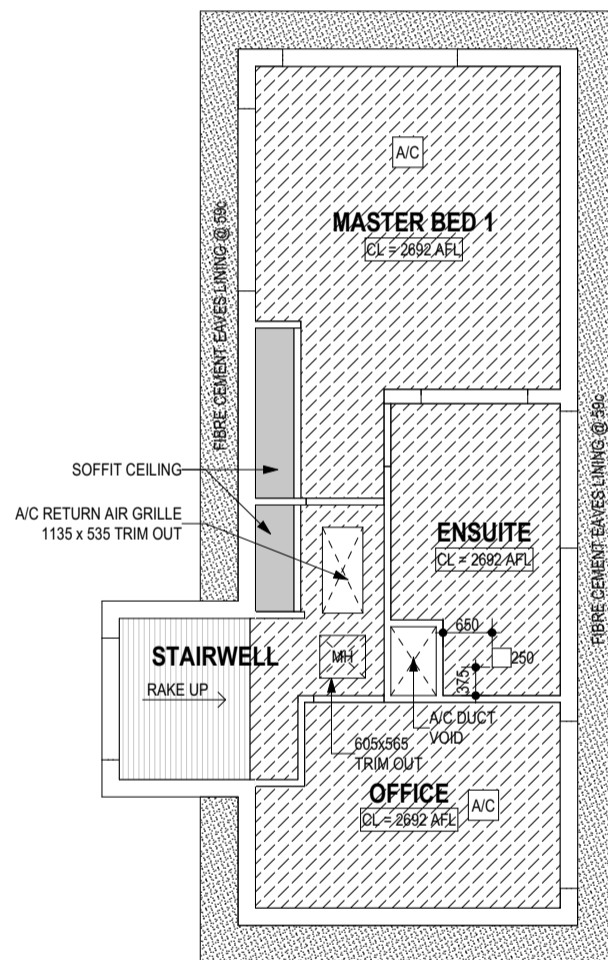
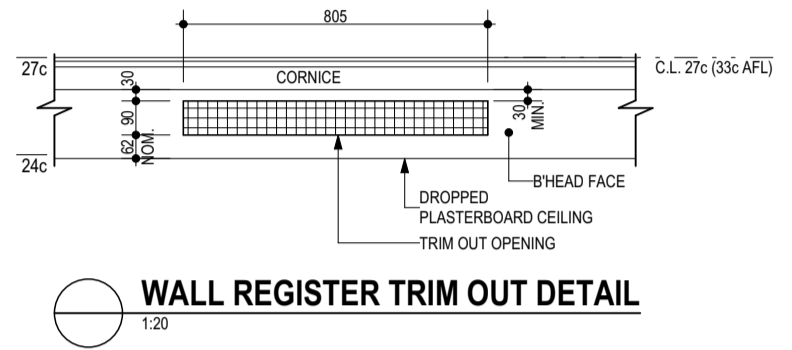
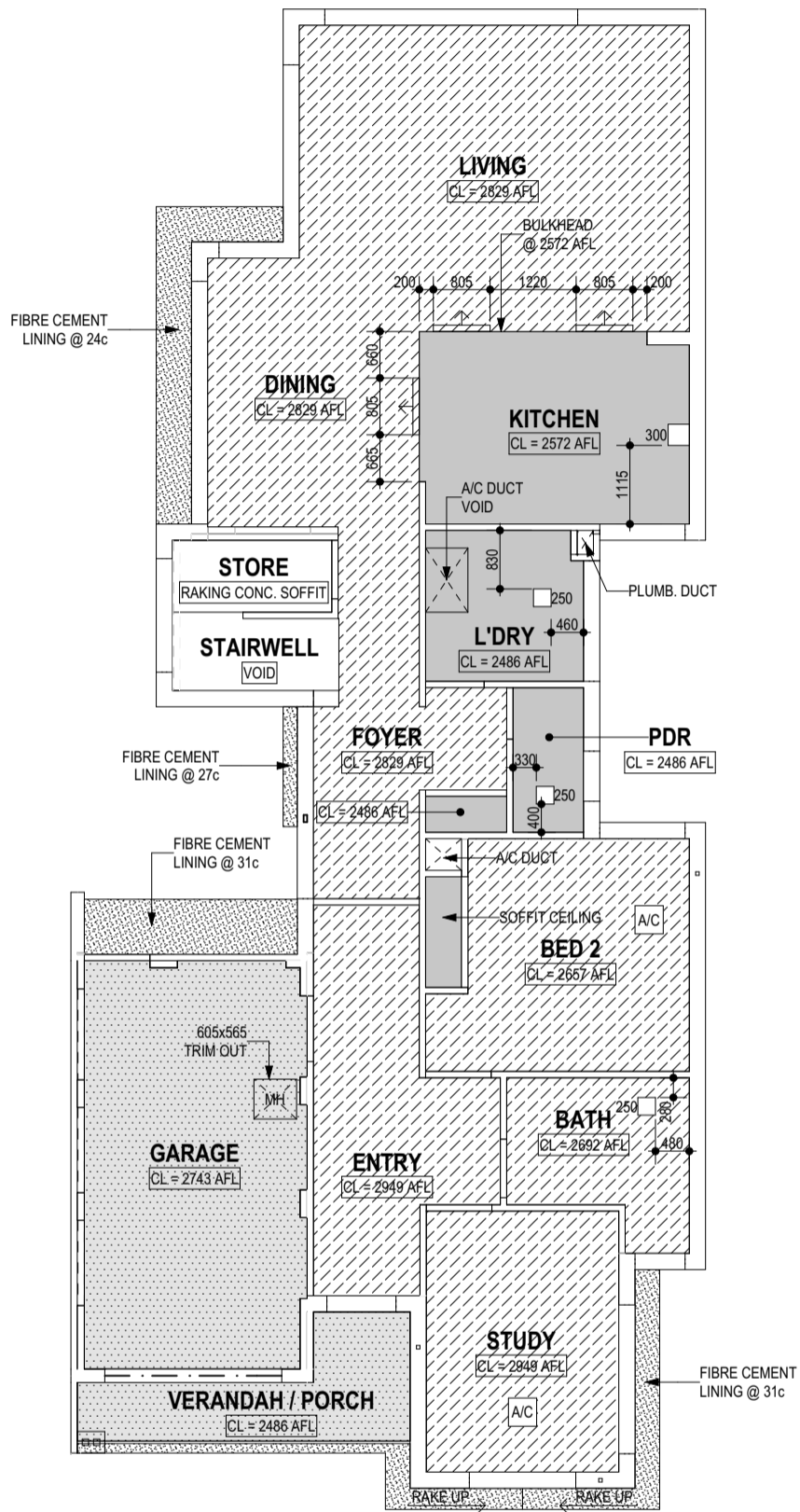
ALL NOMINATED DOWNLIGHTS ARE UNVENTED

ALL RANGEHOOD AND EXHAUST FANS TO BE SEALED

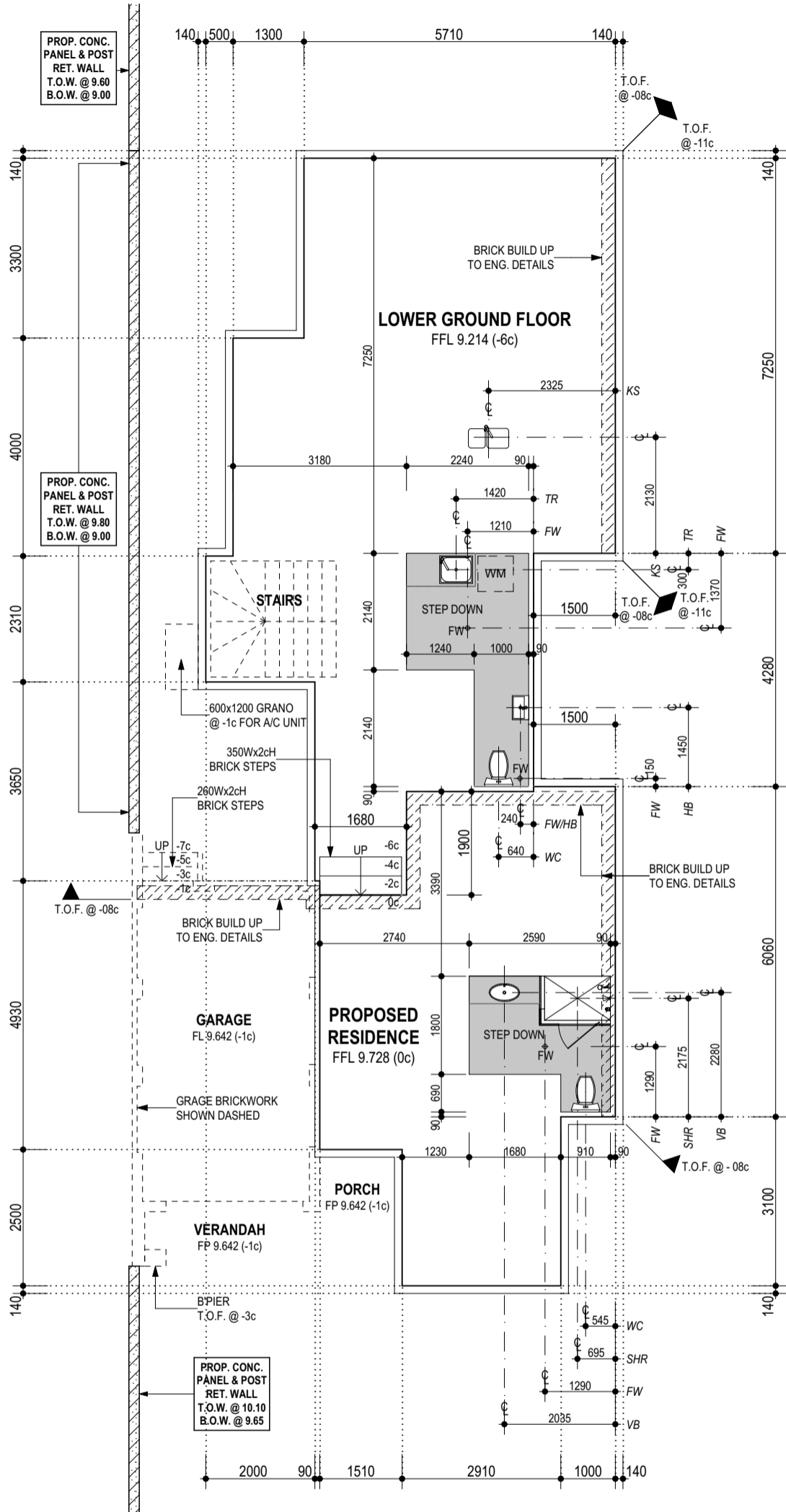
ALL UNLESS NOTED OTHERWISE

**CEILING LEGEND**

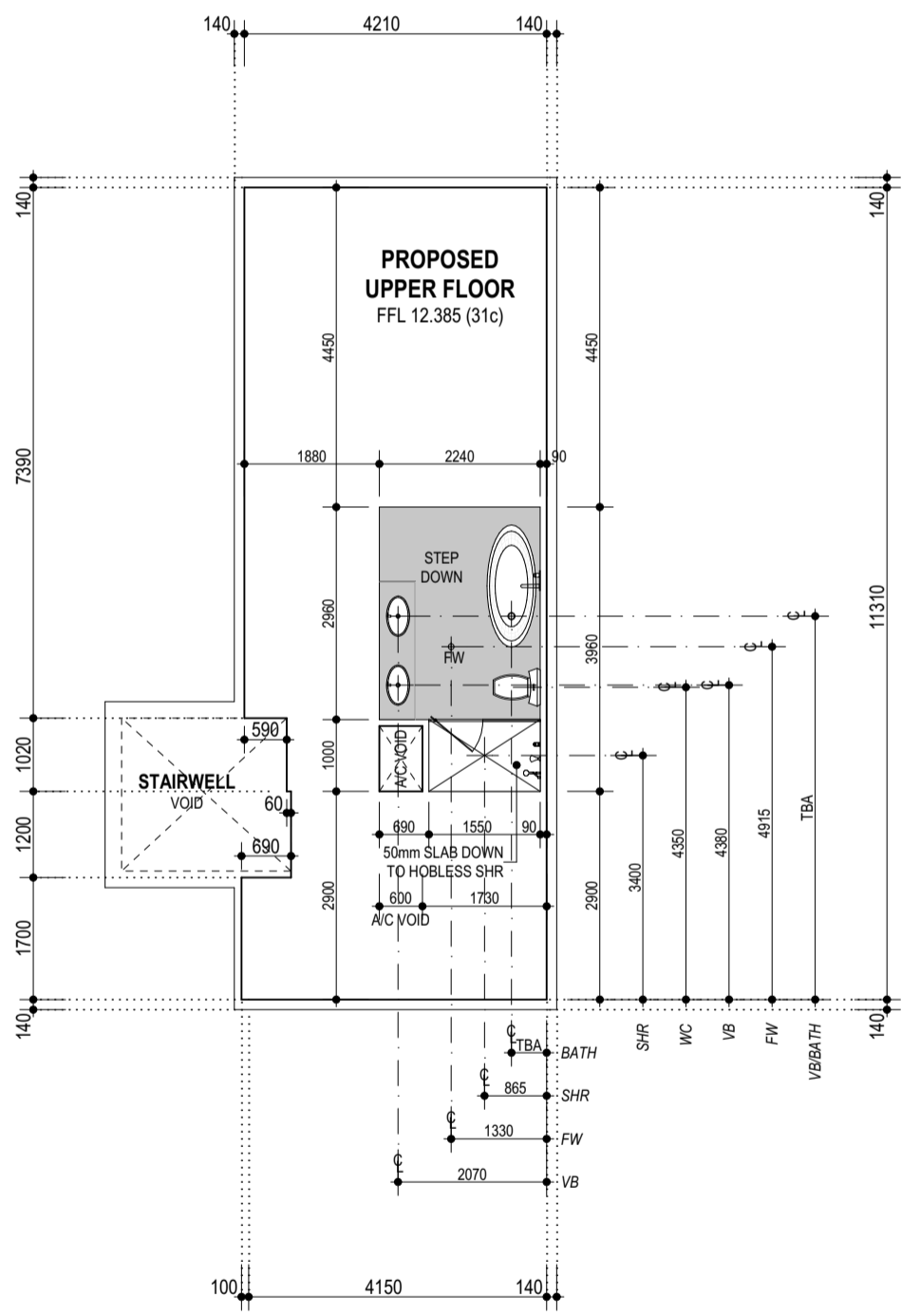
CL = 2692 AFL	CEILING LEVEL HEIGHT AS NOTED
□ 250	DENOTES CEILING PENETRATION FOR FLUMED EXHAUST FAN
□ 300	DENOTES CEILING PENETRATION FOR RANGEHOOD
[Hatched Box]	PLASTERBOARD CEILING HEIGHT AS NOTED ON PLAN
[Solid Grey Box]	PLASTERBOARD TO DROPPED CEILING   BULKHEADS HEIGHT AS NOTED ON PLAN
[Rake Up Arrow]	DENOTES RAKING CEILING
[Dotted Box]	HARDIFLEX CEILING HEIGHT AS NOTED ON PLAN
[Stippled Box]	FIBRE CEMENT EAVES LINING
[A/C Box]	A/C CEILING OUTLET







**GROUND FLOOR  
SLAB/PLUMBING PLAN**  
1:100



**UPPER FLOOR  
SLAB/PLUMBING PLAN**  
1:100

**DOOR SCHEDULE**

DOOR NUMBER	D01	D02	D03	D04	D05	D06
SIZE	980 x 2143	820 x 2057	2721 x 2143	3441 x 2143	3587 x 2143	1710 x 2143
TYPE	SWING DOOR TIMBERFRAMED	SWING DOOR METAL FRAMED	ALUMINUM SLIDING DOOR	ALUMINUM SLIDING DOOR	ALUMINUM SLIDING DOOR	ALUMINUM SLIDING DOOR
QUANTITY	1	1	1	1	1	1

**WINDOW SCHEDULE**

WINDOW No.	W01	W02	W03	W04	W05	W06	W07	W08
SIZE	1510 x 1543	1610 x 1800	987 x 2143	2587 x 2143	1210 x 600	710 x 514	1210 x 2143	2110 x 772
TYPE	SLIDING / FIXED ALUMINUM FRAMED	FIXED / FIXED ALUMINUM FRAMED	FIXED CORNER ALUMINUM FRAMED	SLIDING / FIXED /SLIDING CORNER ALUMINUM FRAMED	FIXED ALUMINUM FRAMED	FIXED OBSCURED ALUMINUM FRAMED	AWNING ALUMINUM FRAMED	SLIDING / FIXED / SLIDING ALUMINUM FRAMED
QUANTITY	1	1	1	1	1	2	1	1
WINDOW No.	W09	W10	W11	W12	W13			
SIZE	2410 x 772	2310 x 1372	1810 x 1457	2210 x 772	1410 x 2143			
TYPE	SLIDING / FIXED / SLIDING ALUMINUM FRAMED	SLIDING / FIXED ALUMINUM FRAMED	SLIDING / FIXED OBSCURED ALUMINUM FRAMED	SLIDING / FIXED / SLIDING ALUMINUM FRAMED	FIXED ALUMINUM FRAMED			
QUANTITY	1	1	1	1	1			

**NOTE:**

ALL GLAZING TO COMPLY  
w/- AS 1288 & AS 2047

**NOTE:**

ALL EXTERNAL WINDOWS &  
DOORS TO BE FITTED WITH  
WEATHER SEALS TO COMPLY  
w/- BCA PART 3.12.3.3

**GLAZING REQUIREMENTS**

'STEGBAR' OR SIMILAR 3mm  
CLEAR GLAZING w/- Uw 6.2 &  
SHGCw 0.74 TO WINDOWS U.N.O.

OWNER TO PROVIDE LOW-E  
\*\* WINDOW FILM TO MATCH  
Uw 4.9 & SHGCw 0.6  
AFTER HANDOVER